



TOWN OF EXETER, NEW HAMPSHIRE

10 FRONT STREET • EXETER, NH • 03833-3792 • (603) 778-0591 • FAX 772-4709

www.exeternh.gov

PUBLIC NOTICE EXETER HISTORIC DISTRICT COMMISSION AGENDA

The Exeter Historic District Commission will meet on Thursday, February 23, 2023 at 7:00 P.M. in the Nowak Room located in the Exeter Town Offices at 10 Front Street, Exeter, to consider the following:

NEW BUSINESS: PUBLIC HEARINGS

Board discussion regarding an “Invite to Comment” (under Section 106 of the National Historic Preservation Act) received from Terracon on behalf of Cellco Partnership (d/b/a Verizon Wireless) for review of the proposed modifications to telecommunications tower located at 24 Front Street, Tax Map Parcel #72-159-1. This proposal includes the replacement of eight (8) existing antennas at this location.

The application of Hampshire Development Corp. for modifications to the previously approved changes in appearance to the existing structure located at 173-179 Water Street (windows, balconies, and entry points). The property is located in the WC-Waterfront Commercial zoning district. Tax Map Parcel #64-50. HDC Case #23-2.

OTHER BUSINESS

- Approval of Minutes: October 20, 2022

EXETER HISTORIC DISTRICT COMMISSION

Grayson Shephard, Chairman

Posted 02/10/23: Exeter Town Office and Town of Exeter website

Historic District Commission
October 20, 2022
Draft Minutes

Call Meeting to Order: Grayson Shephard, Vice Chair, called meeting to order in the Nowak Room at 7:00 pm in the Exeter Town Office Building.

Members Present: Grayson Shephard, Vice Chair, Pam Gjettum, Clerk, Julie Gilman, Select Board Rep., Gwen English, Planning Board Rep.

New Business: Public Hearing: Review of a modification of the approval granted to Paul Mahoney (for Hajjar Management Co., Inc.) for changes to the existing structure located at 154 Water Street. A change is proposed to the design of the building entry. Case #22-8.

Paul Mahoney spoke and thanked the Commission for coming this evening. He said he was also there with Ed Zarbosa. Paul said they have been working very closely on this project and Ed has been doing a very nice job.

Paul said that after they started the project there were a few changes along the way. He had a diagram he showed to the members. Paul said for the sake of refreshing everyone's memory, they are splitting this area up into three spaces and creating handicap access on the side. One of the most visible areas of this change would be the front door and this is the primary modification you are looking at today.

Paul said that they were hoping to get two side by side doors in there and what they found is that when you looked inside the structure, there was not enough room to get two full size doors side by side. Instead of trying to modify the structure of a building that old, Ed said that all the other stores have an inset entry and this has a lot of benefits.

Paul said what they propose to do is just step that middle entry in. It will be five feet and this will allow for one of the two stores to enter straight forward

and there will still be two nice looking symmetrical and weather protected spaces.

Paul said given that this is really right in the heart of the project and it might be a very small change, but appropriate to at least give the opportunity to discuss this.

Ed said if the members looked at the diagram, they would see two columns on the side. Ed said from the previous presentation, we would not have those columns and he thought it would look more consistent to keep it as one single entrance and have those columns following the right side.

Grayson asked if the doors were the same as the ones that were proposed previously. Ed said it will be the same material and look the same as well.

Grayson then asked the members if they had any comments.

Julie said that she really did not see any difficulty here because it is much like the original plan. She then made a motion that the re-application is complete. We have the materials, we have the history of the presentation and this is a complete application showing what the new design is going to be. Pam seconded. All were in favor and the application is complete.

Julie said that the entrance that is coming out to put into the entrance for the two different stores, she thinks is an improvement. Julie also thinks this is a more appropriate storefront for this building because of its history.

Julie said this is not really our purview but she wants to ask about the ADA access. We talked about where the new tenant C is coming off of Center Street. What is being done for the other two tenants.

Paul said the other two tenants will have access from inside the building. Currently there is access for one side from the back of Citizens Bank on the inside hallway for the whole space. They have now created it so the two left spaces as you look at the building, one will go directly from the hallway.

The next one, a ramp has been built, ADA compliant into that as well and then the third space is the only one you could not get to from the inside ramp. Now there is the new Center Street entrance to accommodate that one.

Paul wanted the members to know what great work Ed has done so far. He took a lot of care patching up some of the brick work. He made sure that he matched with what was there. The places he has patched in already, look no different and look fantastic.

Grayson then asked if the commission members had any more comments and there were none.

Julie then made a motion to approve the amended approval with the recessed entryway and the lites across the building with the single doorway to match the plane of the storefronts . Pam seconded. All were in favor and the application approved.

Other Business: Approval of the August 18, 2022 Minutes. After review and a few changes, Julie made a motion to approve minutes as amended. Pam seconded. All were in favor and minutes approved.

With no further business, Julie made a motion to adjourn. Gwen seconded. All were in favor and the meeting adjourned at 7:30 pm.

Respectfully submitted,

Elizabeth Herrick
Recording Secretary



Barbara Mcevoy <bmcevoy@exeternh.gov>

Verizon Wireless, Modification to Existing Collocation (Site Name: Exeter DT NH)

1 message

Eisele, Kathy A <Kathy.Eisele@terracon.com>

Tue, Dec 20, 2022 at 5:09 PM

To: "bmcevoy@exeternh.gov" <bmcevoy@exeternh.gov>

Historic District Commission

[10 Front Street](#)[Exeter, New Hampshire 03833](#)

ATTN: Barbara McEvoy

Phone: 603-773-6173 / Email: bmcevoy@exeternh.gov**RE: Invitation to Comment as a Consulting Party on a Proposed Collocation**

Site Name:	Exeter_DT_NH
Site Number:	441630
Terracon Project Number:	J8227181
Address:	24 Front Street
City, County, State:	Exeter, Rockingham County, New Hampshire 03833
Latitude / Longitude:	42° 58' 48.60" N / 70° 56' 50.39" W
Structure Height:	62 feet
Structure Type / Overall Height:	Building Rooftop / 62 feet
TCNS Number:	259275

To Whom it May Concern:

On behalf of Cellco Partnership and its controlled affiliates doing business as Verizon Wireless (Verizon Wireless), Terracon is writing to invite your comment on the effect of the above-referenced project on **historic resources** within the project's Area of Potential Effects (APE). We are requesting your review pursuant to Section 106 of the National Historic Preservation Act, the Advisory Council on Historic Preservation's regulation for compliance with

Section 106, and the Nationwide Programmatic Agreement on the Collocation of Wireless Antennas (adopted March 16, 2001), and the Nationwide Programmatic Agreement effective March 7, 2005.

Field assessment for both historic properties and archaeological sites will be conducted, and a determination will be made of the project's direct and indirect effects on eligible properties. Consulting parties are invited to provide information concerning historic or archaeological properties already listed in the National Register or that could be eligible for listing in the National Register. **We welcome your comments regarding the effect of the collocation project on historic resources that may be eligible for the National Register of Historic Places.** If you would like to comment, please respond to this letter within 30 days of its receipt. Thank you for your response on this matter. If you have any questions, please do not hesitate to call. If you wish to respond by email, I may be reached at kathy.eisele@terracon.com and (856) 813-3267.

Sincerely,

Terracon Consultants, Inc.

Attachment: Project Location Map with APE

Kathryn A. Eisele

Senior Project Manager | Environmental



Philadelphia East | [844 N. Lenola Road, Suite 1](#) | Moorestown, NJ 08057

D (856) 813-3267 (preferred) | F (856) 813-3279 | M (609) 412-1300

kathy.eisele@terracon.com | Terracon.com

Terracon provides environmental, facilities, geotechnical, and materials consulting engineering services delivered with responsiveness, resourcefulness, and reliability.

Private and confidential as detailed here (www.terracon.com/disclaimer). If you cannot access the hyperlink, please e-mail sender.



Exeter DT Aerial Location Map.pdf

410K

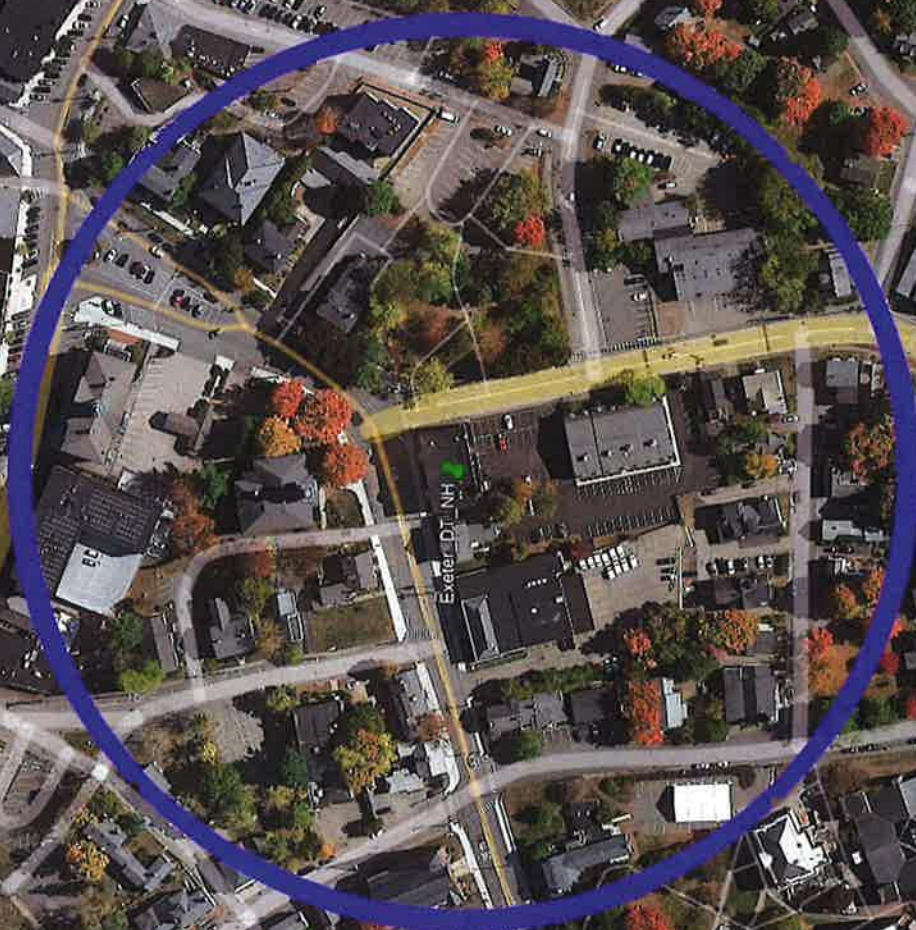
Exeter_DT_NH
24 Front Street, Exeter, NH 03822

Legend

500-ft APE

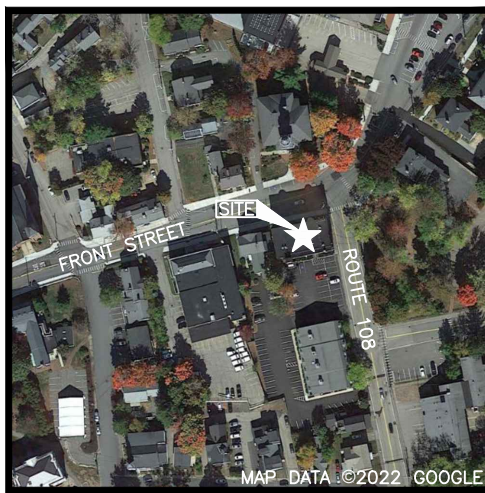


SITE



Google Earth

800 ft



VICINITY MAP
SCALE: N.T.S.

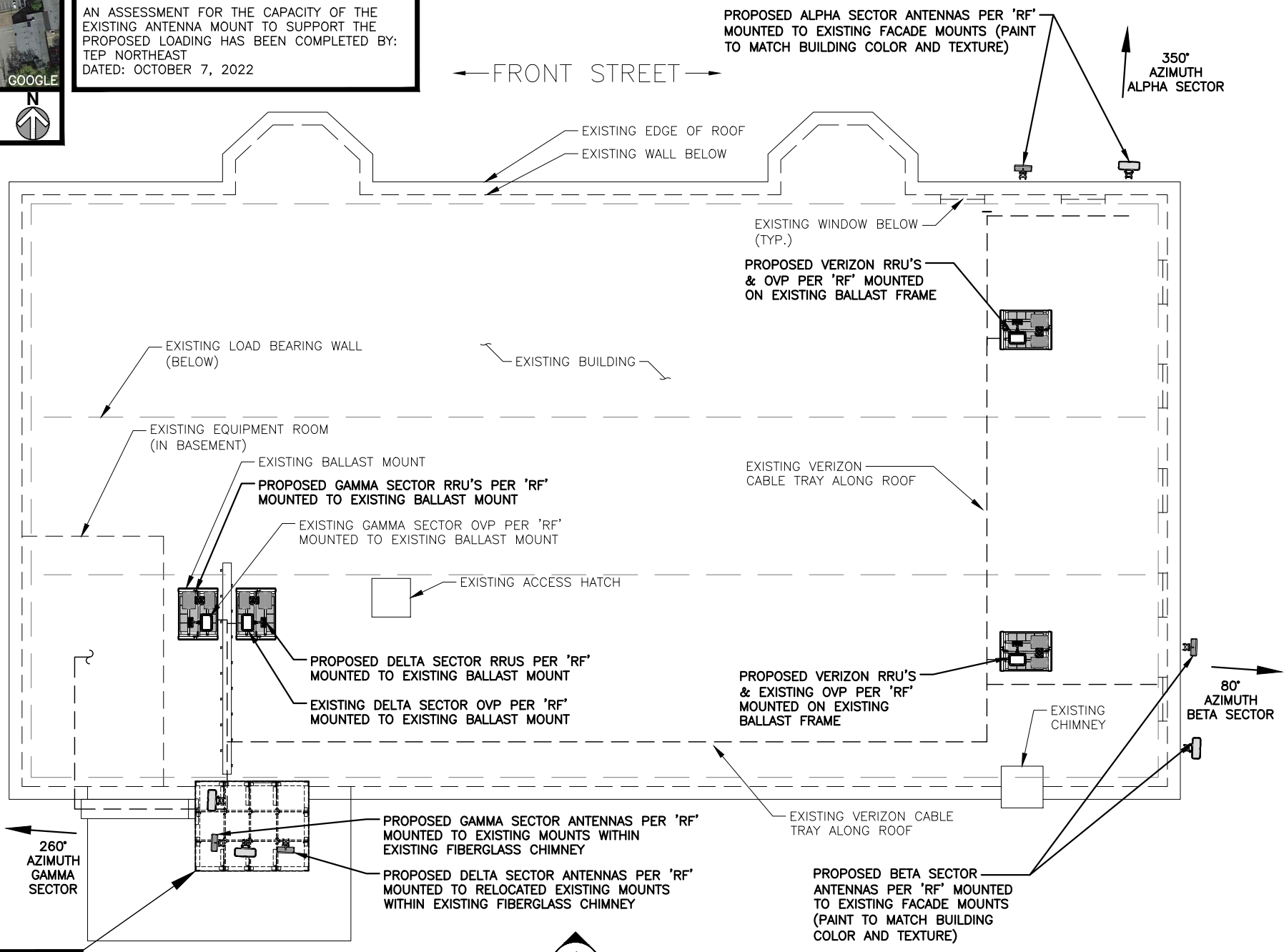
APPROXIMATE LATITUDE: N 42° 58' 48.53"
N 42.980147"
COORDINATES: LONGITUDE: W 70° 56' 50.47"
W 70.947353"

NOTE:
AN ANALYSIS OF THE CAPACITY OF THE EXISTING STRUCTURE TO SUPPORT THE PROPOSED LOADING HAS BEEN COMPLETED BY TEP NORTHEAST DATED: OCTOBER 7, 2022

NOTE:
AN ASSESSMENT FOR THE CAPACITY OF THE EXISTING ANTENNA MOUNT TO SUPPORT THE PROPOSED LOADING HAS BEEN COMPLETED BY TEP NORTHEAST DATED: OCTOBER 7, 2022

NOTE:
HUDSON DESIGN GROUP, LLC. ASSUMES THE PROPOSED WORK SCOPE OF PREVIOUS CONSTRUCTION DRAWINGS WITH ISSUING DATE PRIOR TO THE ISSUING DATE OF THIS CONSTRUCTION DRAWING SET HAVE BEEN COMPLETED PRIOR TO THE COMMENCEMENT OF PROPOSED SCOPE FOR THIS CONSTRUCTION DRAWING SUBMITTAL.

NOTE:
PROPOSED MT6407-77A ANTENNA SIZE AND WEIGHT ARE NOT TO EXCEED:
DIMENSIONS H35.12"xW16.06"xD5.51"
WEIGHT (INCLUDING INTEGRATED RRU) 87.1 LBS



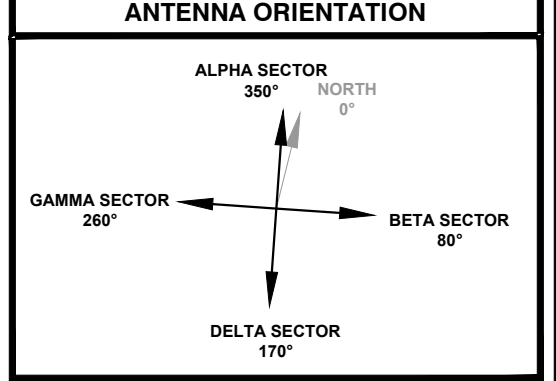
- SCOPE**
1. ALL EXISTING ANTENNAS TO BE REMOVED PER 'RF'. INSTALL (8) PROPOSED ANTENNAS PER 'RF'.
 2. ALL EXISTING RRU'S TO BE REMOVED PER 'RF'. INSTALL (16) PROPOSED RRU'S PER 'RF'.
 3. ALL EXISTING OVP'S TO REMAIN PER 'RF'.
 4. ALL EXISTING HYBRID CABLES TO REMAIN PER 'RF'. INSTALL (4) 1x1 HYBRID JUMPERS PER 'RF'. INSTALL (8) 1x2 HYBRID JUMPERS PER 'RF'. INSTALL (4) 1x3 HYBRID JUMPERS PER 'RF'. INSTALL (64) PROPOSED 1/2" COAX JUMPERS PER 'RF'.
 5. ALL REPLACEMENT ANTENNAS TO MATCH EXISTING CONDITION & HEIGHTS.
 6. RECONFIGURE/RELOCATE EXISTING ANTENNA MOUNTS AS NECESSARY TO ACCOMMODATE HORIZONTAL SEPARATION, PROPOSED AZIMUTHS, AND ANTENNAS CONFIGURATION.

NEW ANTENNA CONFIGURATION

NOTE TO GENERAL CONTRACTOR:
'RF' DESIGN AND EQUIPMENT IS BASED UPON **RFDS ISSUED BY VZW DATED: SEPTEMBER 21, 2022 REVISION #1.**

THE CONTRACTOR OF RECORD SHALL CONTACT VZW PRIOR TO ANY AND ALL ORDERING/PURCHASING/INSTALLATION OF EQUIPMENT TO VERIFY THAT THE 'RF' LISTED IN THE DRAWING SET IS CURRENT AND UP TO DATE.

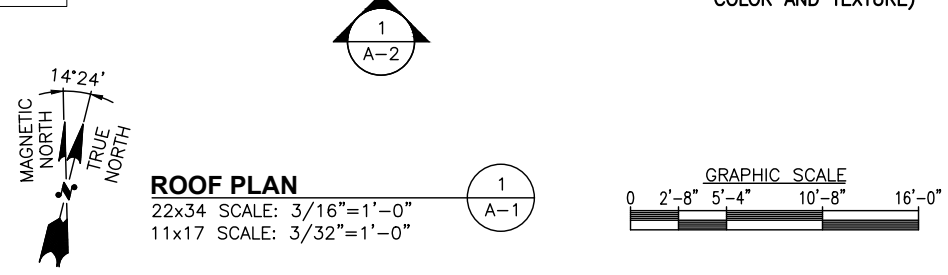
- NOTES**
1. NORTH SHOWN AS APPROXIMATE.
 2. SOME EXISTING & PROPOSED INFORMATION NOT SHOWN FOR CLARITY.
 3. ANTENNAS WILL BE CAMOUFLAGED WITH 3M WRAP OR SHERWIN-WILLIAMS PRO INDUSTRIAL DTM ACRYLIC PAINT, AS NEEDED, PER VERIZON WIRELESS AND BUILDING OWNER'S APPROVAL.
 4. PRIOR TO COMMENCEMENT OF ANY WORK, PROPOSED ANTENNA INSTALLATION IS PURSUANT TO FINDINGS DICTATED IN STRUCTURAL ANALYSIS. STRUCTURAL ANALYSIS TO VERIFY CAPACITY OF EXISTING STRUCTURE TO ENSURE STRUCTURAL INTEGRITY FOLLOWING INSTALLATION OF PROPOSED ANTENNAS, COAX CABLES AND REQUIRED HARDWARE. COPY OF STRUCTURAL ANALYSIS TO BE SENT TO DESIGN ENGINEER.
 5. CONTRACTOR SHALL FIELD VERIFY SCOPE OF WORK, VERIZON WIRELESS ANTENNA MOUNT LOCATION AND ANTENNAS TO BE INSTALLED.
 6. CONTRACTOR SHALL NOTIFY ENGINEERS IF FIELD CONDITIONS DIFFER FROM DESIGN.
 7. RAD CENTERS MEASURED IN THE FIELD WITH LASER BY HDG. RAD CENTERS MAY NOT MATCH RF ANTENNA DESIGN SHEET.



NOTES TO G.C.

G.C. IS TO WRAP OR REPAINT THE EXISTING ENCLOSURE ON ALL SIDES AND REPLACE ANY/ALL LOOSE FASTENERS TO ENSURE THE PANELS ARE PROPERLY CONNECTED.

G.C. IS TO REPLACE ROOF AND REPAIR/REPLACE ROOFING MATERIAL AS REQUIRED AND FLASHING, ADD COVER TO VERTICAL CABLE TRAY, PROPERLY RECONNECT THE GROUND BAR TO SPECIFICATION AND RE-APPLY PROPER SIGNAGE.



FIELD INSPECTION DATE: 09-13-2022

PREPARED FOR:

900 CHELMSFORD STREET
TOWER 2 FLOOR 5
LOWELL, MA 01851

45 BEECHWOOD DRIVE
NORTH ANDOVER, MA 01845
TEL: (978) 557-5553

CONSTRUCTION DRAWINGS ARE VALID FOR SIX MONTHS AFTER ENGINEER OF RECORD'S STAMPED AND SIGNED SUBMITTAL DATE LISTED HEREIN

CHECKED BY: JX

APPROVED BY: DPH

SUBMITTALS

REV.	DATE	DESCRIPTION	BY
1	11/03/22	REV'D PER COMMENTS	JH
0	10/12/22	ISSUED FOR CONSTRUCTION	JH

SITE NAME:
EXETER DT NH

SITE ADDRESS:
24 FRONT STREET
EXETER, NH 03833

SHEET TITLE
ROOF PLAN

SHEET NUMBER
A-1

PROPOSED ANTENNA INFORMATION

SECTOR	STATUS	AZIMUTH	CABLE LENGTH
ALPHA	PROPOSED	350°	235'
BETA	PROPOSED	80°	210'
GAMMA	PROPOSED	260°	150'
DELTA	PROPOSED	170°	150'

NOTE: CABLE LENGTH = EXACT LENGTH PLUS 25'.
CONTRACTOR TO VERIFY CABLE LENGTH PRIOR TO ORDERING.

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- HIGHEST APPURTENANCE (TOP OF FIBERGLASS ENCLOSURE)
ELEV. = 61'-9"± (AGL)
102'-9"± (AMSL)
- ☉ OF PROPOSED VERIZON ANTENNAS (GAMMA & DELTA SECTORS)
ELEV. = 59'-6"± (AGL)
100'-6"± (AMSL)
- ☉ OF PROPOSED VERIZON ANTENNAS (GAMMA & DELTA SECTORS)
ELEV. = 58'-6"± (AGL)
99'-6"± (AMSL)
- ☉ OF PROPOSED VERIZON ANTENNAS (ALPHA & BETA SECTORS)
ELEV. = 53'-4"± (AGL)
94'-4"± (AMSL)
- ☉ OF PROPOSED VERIZON ANTENNAS (ALPHA & BETA SECTORS)
ELEV. = 52'-4"± (AGL)
93'-4"± (AMSL)

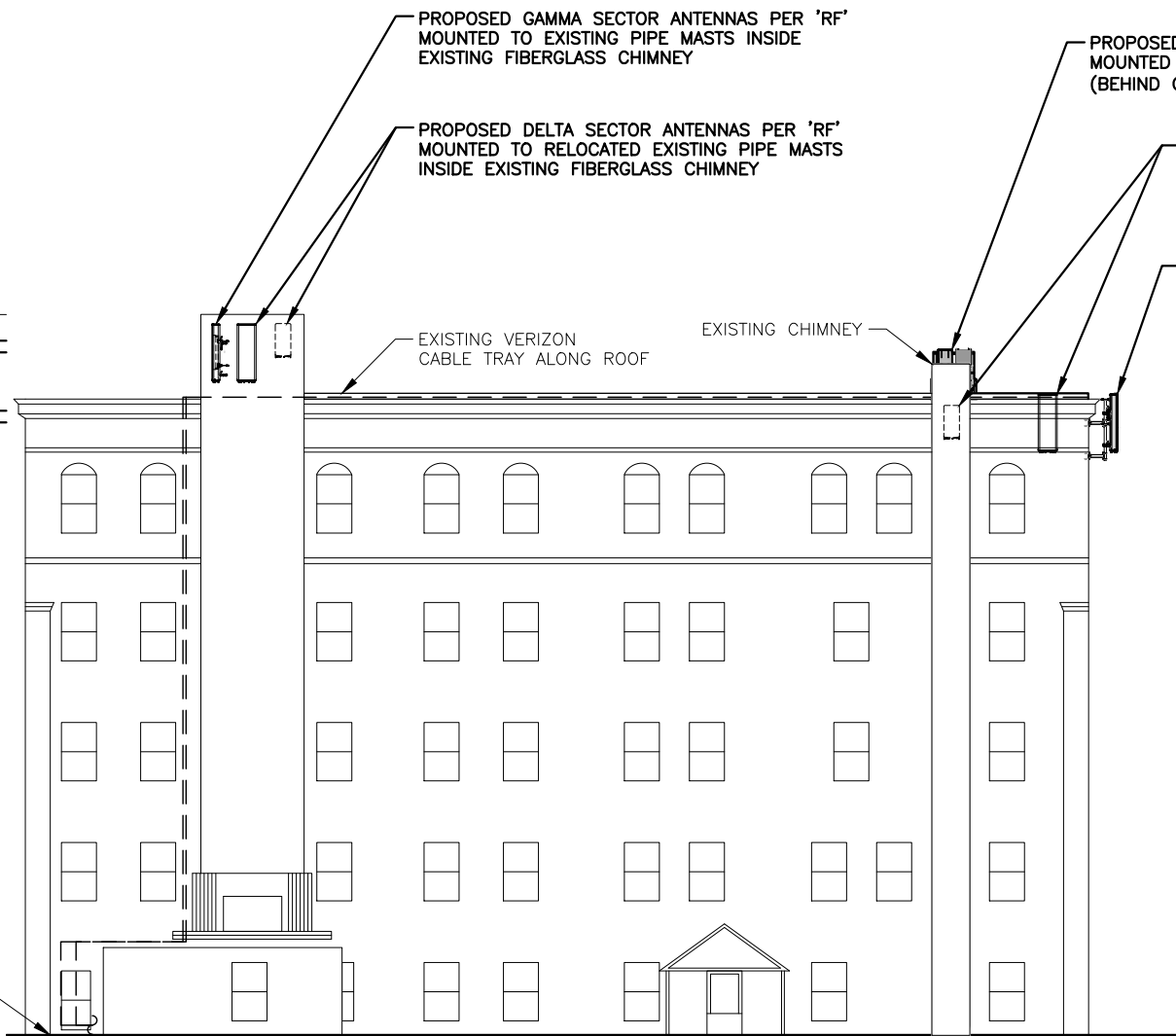
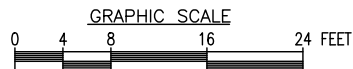
EXISTING EQUIPMENT ROOM (IN BASEMENT)

GRADE
ELEV. = 0'-0"± (AGL)
41'-0"± (AMSL)

ELEVATION

22x34 SCALE: 1/8"=1'-0"
11x17 SCALE: 1/16"=1'-0"

1
A-2



PROPOSED GAMMA SECTOR ANTENNAS PER 'RF' MOUNTED TO EXISTING PIPE MASTS INSIDE EXISTING FIBERGLASS CHIMNEY

PROPOSED DELTA SECTOR ANTENNAS PER 'RF' MOUNTED TO RELOCATED EXISTING PIPE MASTS INSIDE EXISTING FIBERGLASS CHIMNEY

EXISTING VERIZON CABLE TRAY ALONG ROOF

EXISTING CHIMNEY

PROPOSED VERIZON RRU'S & OVP PER 'RF' MOUNTED ON EXISTING BALLAST FRAME (BEHIND CHIMNEY)

PROPOSED ALPHA SECTOR ANTENNAS PER 'RF' MOUNTED TO EXISTING FACADE MOUNT PIPE MASTS (PAINT TO MATCH EXISTING FACADE) (BEYOND)

PROPOSED BETA SECTOR ANTENNAS PER 'RF' MOUNTED TO EXISTING FACADE MOUNT PIPE MASTS (PAINT TO MATCH EXISTING FACADE)

NOTES TO G.C.

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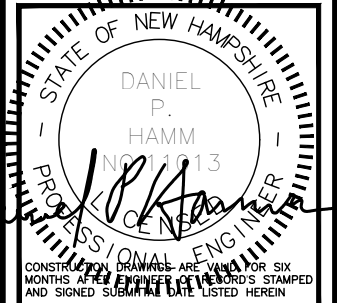
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CHECKED BY: JX

APPROVED BY: DPH

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EXETER DT NH

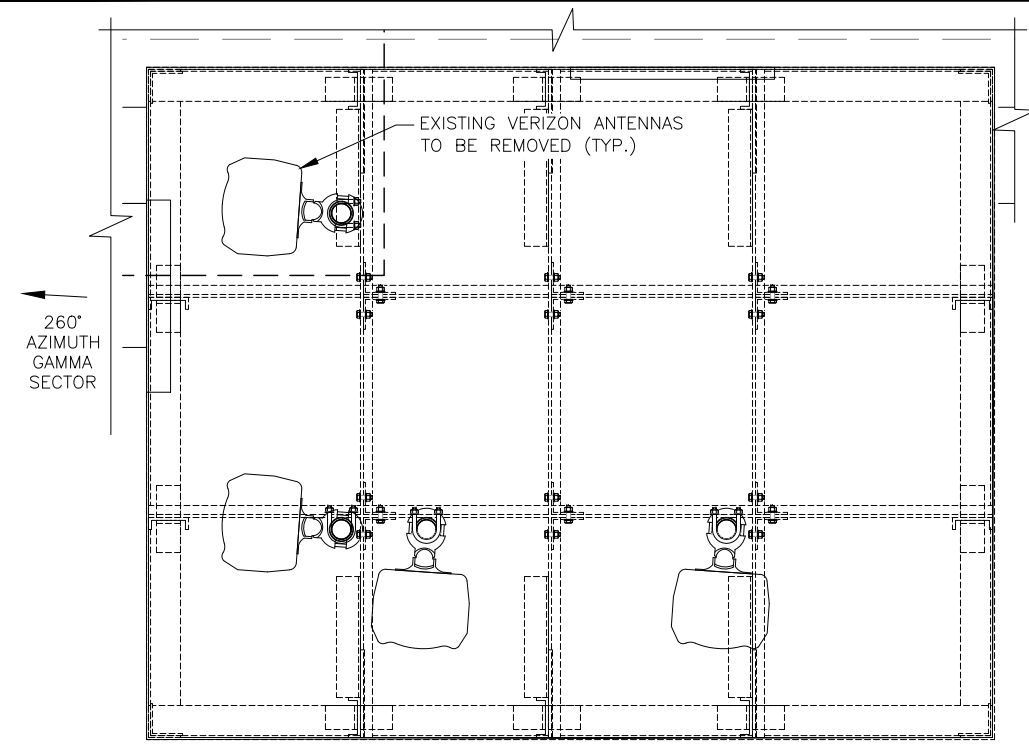
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SHEET TITLE
ELEVATION

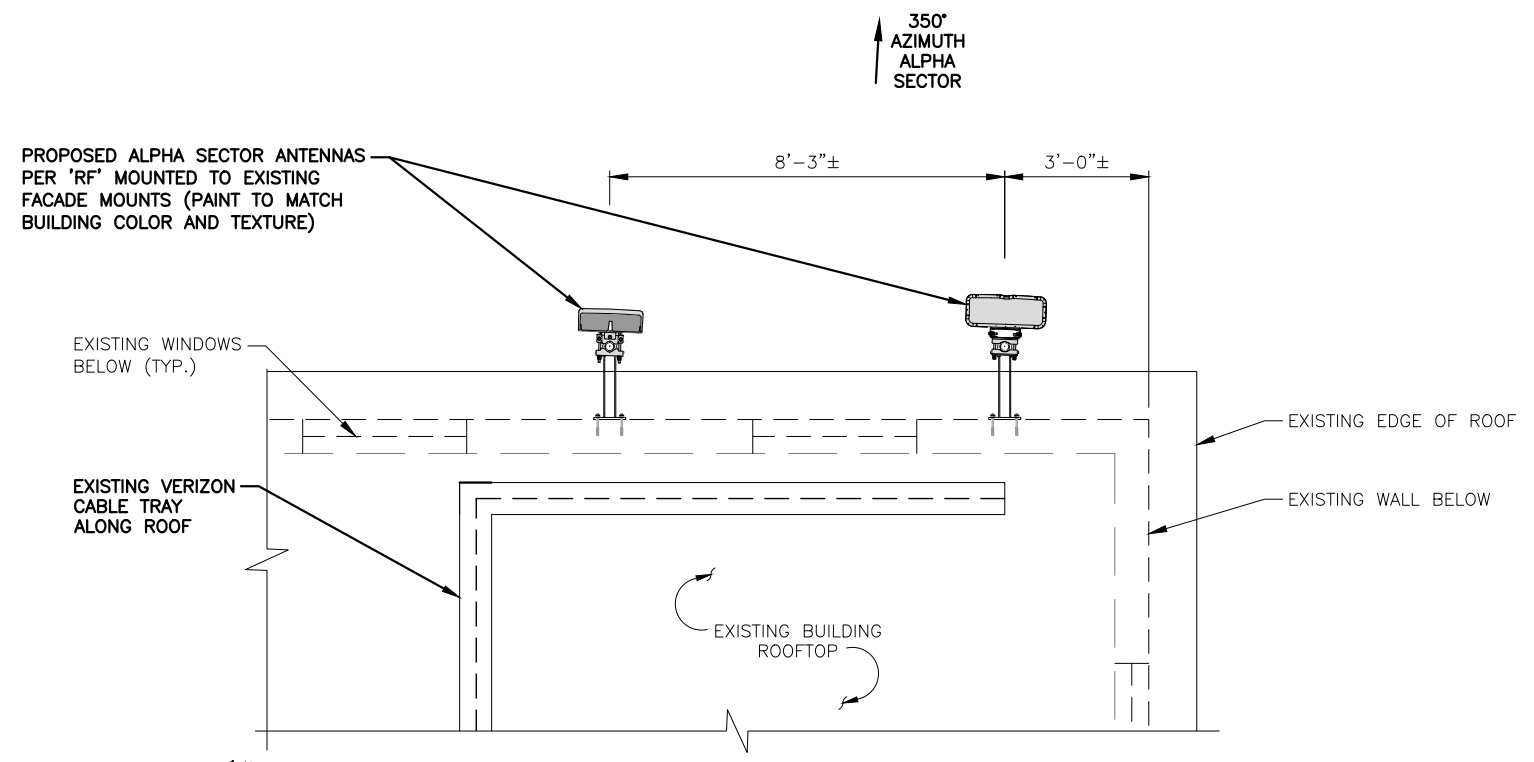
SHEET NUMBER
A-2

SUBMITTALS

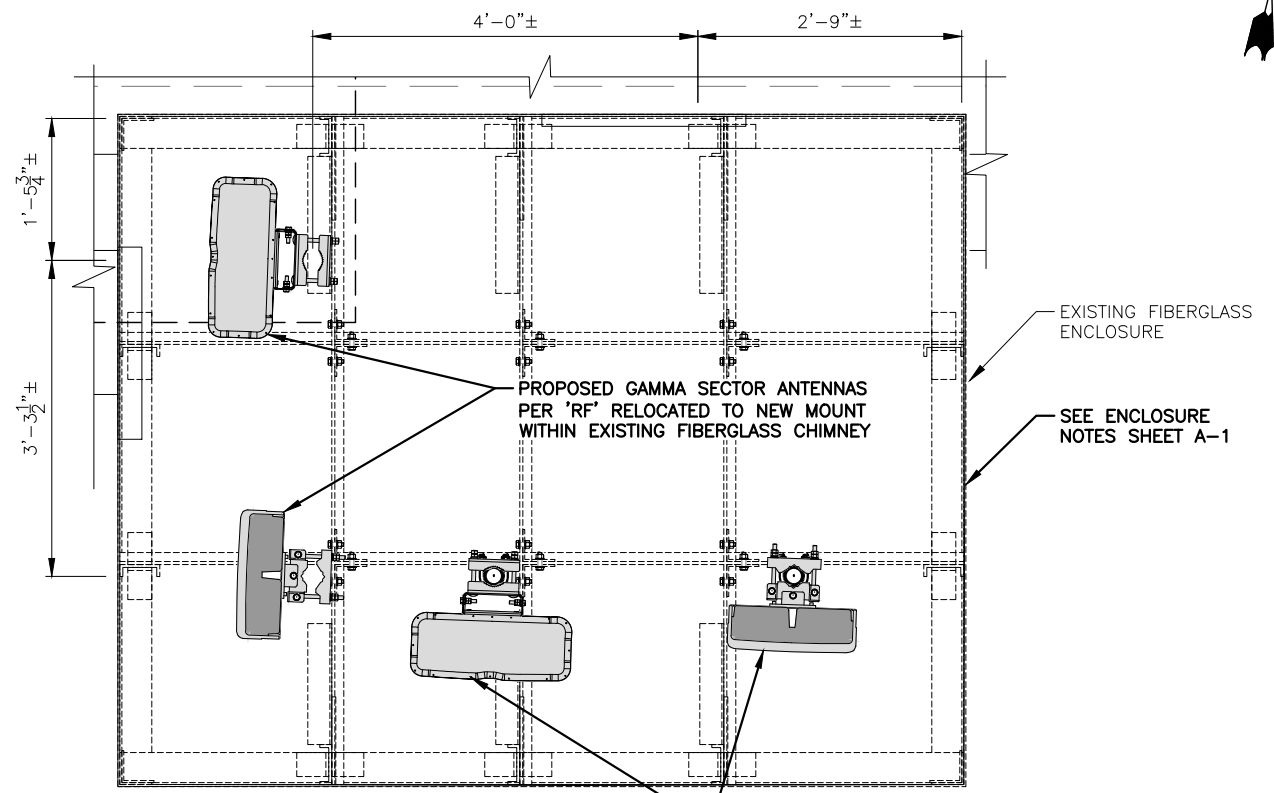
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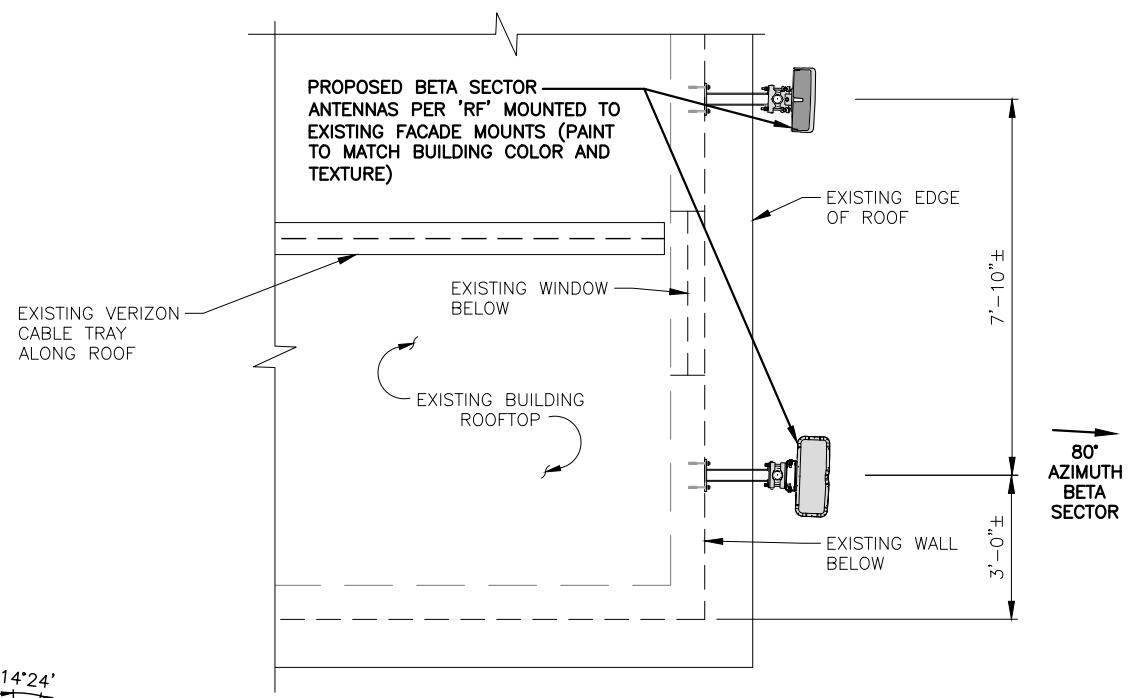
EXISTING ANTENNA PLAN
 22x34 SCALE: 1"=1'-0"
 11x17 SCALE: 1/2"=1'-0"



PROPOSED ANTENNA PLAN (ALPHA SECTOR)
 22x34 SCALE: 1/2"=1'-0"
 11x17 SCALE: 1/4"=1'-0"



PROPOSED ANTENNA PLAN (GAMMA & DELTA SECTORS)
 22x34 SCALE: 1"=1'-0"
 11x17 SCALE: 1/2"=1'-0"



PROPOSED ANTENNA PLAN (BETA SECTOR)
 22x34 SCALE: 1/2"=1'-0"
 11x17 SCALE: 1/4"=1'-0"

STRUCTURAL NOTES:

- DESIGN REQUIREMENTS ARE PER STATE BUILDING CODE AND APPLICABLE SUPPLEMENTS, INTERNATIONAL BUILDING CODE, EIA/TIA-222-H STRUCTURAL STANDARDS FOR STEEL ANTENNA, TOWERS AND ANTENNA SUPPORTING STRUCTURES.
- CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS IN THE FIELD PRIOR TO FABRICATION AND ERECTION OF ANY MATERIAL. ANY UNUSUAL CONDITIONS SHALL BE REPORTED TO THE ATTENTION OF THE CONSTRUCTION MANAGER AND ENGINEER OF RECORD.
- DESIGN AND CONSTRUCTION OF STRUCTURAL STEEL SHALL CONFORM TO THE AMERICAN INSTITUTE OF STEEL CONSTRUCTION "SPECIFICATION FOR THE DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS".
- STRUCTURAL STEEL SHALL CONFORM TO ASTM A992 (Fy=50 ksi), MISCELLANEOUS STEEL SHALL CONFORM TO ASTM A36 UNLESS OTHERWISE INDICATED.
- STEEL PIPE SHALL CONFORM TO ASTM A500 "COLD-FORMED WELDED & SEAMLESS CARBON STEEL STRUCTURAL TUBING", GRADE B, OR ASTM A53 PIPE STEEL BLACK AND HOT-DIPPED ZINC-COATED WELDED AND SEAMLESS TYPE E OR S, GRADE B. PIPE SIZES INDICATED ARE NOMINAL. ACTUAL OUTSIDE DIAMETER IS LARGER.
- STRUCTURAL CONNECTION BOLTS SHALL BE HIGH STRENGTH BOLTS (BEARING TYPE) AND CONFORM TO ASTM A325 TYPE-X "HIGH STRENGTH BOLTS FOR STRUCTURAL JOINTS, INCLUDING SUITABLE NUTS AND PLAIN HARDENED WASHERS". ALL BOLTS SHALL BE 3/4" DIA UON.
- ALL STEEL MATERIALS SHALL BE GALVANIZED AFTER FABRICATION IN ACCORDANCE WITH ASTM A123 "ZINC (HOT-DIP GALVANIZED) COATINGS ON IRON AND STEEL PRODUCTS", UNLESS OTHERWISE NOTED.
- ALL BOLTS, ANCHORS AND MISCELLANEOUS HARDWARE SHALL BE GALVANIZED IN ACCORDANCE WITH ASTM A153 "ZINC-COATING (HOT-DIP) ON IRON AND STEEL HARDWARE", UNLESS OTHERWISE NOTED.
- FIELD WELDS, DRILL HOLES, SAW CUTS AND ALL DAMAGED GALVANIZED SURFACES SHALL BE REPAIRED WITH AN ORGANIC ZINC REPAIR PAINT COMPLYING WITH REQUIREMENTS OF ASTM A780. GALVANIZING REPAIR PAINT SHALL HAVE 65 PERCENT ZINC BY WEIGHT, ZIRP BY DUNCAN GALVANIZING, GALVA BRIGHT PREMIUM BY CROWN OR EQUAL. THICKNESS OF APPLIED GALVANIZING REPAIR PAINT SHALL BE NOT LESS THAN 4 COATS (ALLOW TIME TO DRY BETWEEN COATS) WITH A RESULTING COATING THICKNESS REQUIRED BY ASTM A123 OR A153 AS APPLICABLE.
- CONTRACTOR SHALL COMPLY WITH AWS CODE FOR PROCEDURES, APPEARANCE AND QUALITY OF WELDS, AND FOR METHODS USED IN CORRECTING WELDING. ALL WELDERS AND WELDING PROCESSES SHALL BE QUALIFIED IN ACCORDANCE WITH AWS "STANDARD QUALIFICATION PROCEDURES". ALL WELDING SHALL BE DONE USING E70XX ELECTRODES AND WELDING SHALL CONFORM TO AISC AND D.I. WHERE FILLET WELD SIZES ARE NOT SHOWN, PROVIDE THE MINIMUM SIZE PER TABLE J2.4 IN THE AISC "STEEL CONSTRUCTION MANUAL". 14TH EDITION.
- INCORRECTLY FABRICATED, DAMAGED OR OTHERWISE MISFITTING OR NON-CONFORMING MATERIALS OR CONDITIONS SHALL BE REPORTED TO THE CONSTRUCTION MANAGER PRIOR TO REMEDIAL OR CORRECTIVE ACTION. ANY SUCH ACTION SHALL REQUIRE CONSTRUCTION MANAGER APPROVAL.
- UNISTRUT SHALL BE FORMED STEEL CHANNEL STRUT FRAMING AS MANUFACTURED BY UNISTRUT CORP., WAYNE, MI OR EQUAL. STRUT MEMBERS SHALL BE 1 5/8"x1 5/8"x12GA, UNLESS OTHERWISE NOTED, AND SHALL BE HOT-DIP GALVANIZED AFTER FABRICATION.
- EPOXY ANCHOR ASSEMBLY SHALL CONSIST OF STAINLESS STEEL ANCHOR ROD WITH NUTS & WASHERS, AN INTERNALLY THREADED INSERT, A SCREEN TUBE AND A EPOXY ADHESIVE. THE ANCHORING SYSTEM SHALL BE THE HILTI-HIT HY-270 AND OR HY-200 SYSTEMS (AS SPECIFIED IN DWG.) OR ENGINEERS APPROVED EQUAL.
- EXPANSION BOLTS SHALL CONFORM TO FEDERAL SPECIFICATION FF-S-325, GROUP II, TYPE 4, CLASS I, HILTI KWIK BOLT III OR APPROVED EQUAL. INSTALLATION SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
- LUMBER SHALL COMPLY WITH THE REQUIREMENTS OF THE AMERICAN INSTITUTE OF TIMBER CONSTRUCTION AND THE NATIONAL FOREST PRODUCTS ASSOCIATION'S NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION. ALL LUMBER SHALL BE PRESSURE TREATED AND SHALL BE STRUCTURAL GRADE NO. 2 OR BETTER.
- WHERE ROOF PENETRATIONS ARE REQUIRED, THE CONTRACTOR SHALL CONTACT AND COORDINATE RELATED WORK WITH THE BUILDING OWNER AND THE EXISTING ROOF INSTALLER. WORK SHALL BE PERFORMED IN SUCH A MANNER AS TO NOT VOID THE EXISTING ROOF WARRANTY. ROOF SHALL BE WATERTIGHT.
- ALL FIBERGLASS MEMBERS USED ARE AS MANUFACTURED BY STRONGWELL COMPANY OF BRISTOL, VA 24203. ALL DESIGN CRITERIA FOR THESE MEMBERS IS BASED ON INFORMATION PROVIDED IN THE DESIGN MANUAL. ALL REQUIREMENTS PUBLISHED IN SAID MANUAL MUST BE STRICTLY ADHERED TO.
- NO MATERIALS TO BE ORDERED AND NO WORK TO BE COMPLETED UNTIL SHOP DRAWINGS HAVE BEEN REVIEWED AND APPROVED IN WRITING.
- SUBCONTRACTOR SHALL FIREPROOF ALL STEEL TO PRE-EXISTING CONDITIONS.

SPECIAL INSPECTIONS (REFERENCE IBC CHAPTER 17):

GENERAL: WHERE APPLICATION IS MADE FOR CONSTRUCTION, THE OWNER OR THE REGISTERED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE ACTING AS THE OWNER'S AGENT SHALL EMPLOY ONE OR MORE APPROVED AGENCIES TO PERFORM INSPECTIONS DURING CONSTRUCTION ON THE TYPES OF WORK LISTED IN THE INSPECTION CHECKLIST ABOVE.

THE REGISTERED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE AND ENGINEERS OF RECORD INVOLVED IN THE DESIGN OF THE PROJECT ARE PERMITTED TO ACT AS THE APPROVED AGENCY AND THEIR PERSONNEL ARE PERMITTED TO ACT AS THE SPECIAL INSPECTOR FOR THE WORK DESIGNED BY THEM, PROVIDED THOSE PERSONNEL MEET THE QUALIFICATION REQUIREMENTS.

STATEMENT OF SPECIAL INSPECTIONS: THE APPLICANT SHALL SUBMIT A STATEMENT OF SPECIAL INSPECTIONS PREPARED BY THE REGISTERED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE IN ACCORDANCE WITH SECTION 107.1 AS A CONDITION FOR ISSUANCE. THIS STATEMENT SHALL BE IN ACCORDANCE WITH SECTION 1705.

REPORT REQUIREMENT: SPECIAL INSPECTORS SHALL KEEP RECORDS OF INSPECTIONS. THE SPECIAL INSPECTOR SHALL FURNISH INSPECTION REPORTS TO THE BUILDING OFFICIAL, AND TO THE REGISTERED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE. REPORTS SHALL INDICATE THAT WORK INSPECTED WAS OR WAS NOT COMPLETED IN CONFORMANCE TO APPROVED CONSTRUCTION DOCUMENTS. DISCREPANCIES SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE CONTRACTOR FOR CORRECTION. IF THEY ARE NOT CORRECTED, THE DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE BUILDING OFFICIAL AND TO THE REGISTERED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE. A FINAL REPORT DOCUMENTING REQUIRED SPECIAL INSPECTIONS SHALL BE SUBMITTED.

SPECIAL INSPECTION CHECKLIST	
BEFORE CONSTRUCTION	
CONSTRUCTION/INSTALLATION INSPECTIONS AND TESTING REQUIRED (COMPLETED BY ENGINEER OF RECORD)	REPORT ITEM
REQUIRED	ENGINEER OF RECORD APPROVED SHOP DRAWINGS ¹
REQUIRED	MATERIAL SPECIFICATIONS REPORT ²
N/A	FABRICATOR NDE INSPECTION
REQUIRED	PACKING SLIPS ³
ADDITIONAL TESTING AND INSPECTIONS:	
DURING CONSTRUCTION	
CONSTRUCTION/INSTALLATION INSPECTIONS AND TESTING REQUIRED (COMPLETED BY ENGINEER OF RECORD)	REPORT ITEM
REQUIRED	STEEL INSPECTIONS
N/A	HIGH STRENGTH BOLT INSPECTIONS
N/A	HIGH WIND ZONE INSPECTIONS ⁴
N/A	FOUNDATION INSPECTIONS
N/A	CONCRETE COMP. STRENGTH, SLUMP TESTS AND PLACEMENT
N/A	POST INSTALLED ANCHOR VERIFICATION ⁵
N/A	GROUT VERIFICATION
N/A	CERTIFIED WELD INSPECTION
N/A	EARTHWORK: LIFT AND DENSITY
N/A	ON SITE COLD GALVANIZING VERIFICATION
N/A	GUY WIRE TENSION REPORT
ADDITIONAL TESTING AND INSPECTIONS:	
AFTER CONSTRUCTION	
CONSTRUCTION/INSTALLATION INSPECTIONS AND TESTING REQUIRED (COMPLETED BY ENGINEER OF RECORD)	REPORT ITEM
REQUIRED	MODIFICATION INSPECTOR REDLINE OR RECORD DRAWINGS ⁶
N/A	POST INSTALLED ANCHOR PULL-OUT TESTING
REQUIRED	PHOTOGRAPHS
ADDITIONAL TESTING AND INSPECTIONS:	

NOTES:

- REQUIRED FOR ANY NEW SHOP FABRICATED FRP OR STEEL.
- PROVIDED BY MANUFACTURER, REQUIRED IF HIGH STRENGTH BOLTS OR STEEL.
- PROVIDED BY GENERAL CONTRACTOR; PROOF OF MATERIALS.
- HIGH WIND ZONE INSPECTION CATB 120MPH OR CAT C,D 110MPH INSPECT FRAMING OF WALLS, ANCHORING, FASTENING SCHEDULE.
- ADHESIVE FOR REBAR AND ANCHORS SHALL HAVE BEEN TESTED IN ACCORDANCE WITH ACI 355.4 AND ICC-ES AC308 FOR CRACKED CONCRETE AND SEISMIC APPLICATIONS. DESIGN ADHESIVE BOND STRENGTH HAS BEEN BASED ON ACI 355.4 TEMPERATURE CATEGORY B WITH INSTALLATIONS INTO DRY HOLES DRILLED USING A CARBIDE BIT INTO CRACKED CONCRETE THAT HAS CURED FOR AT LEAST 21 DAYS. ADHESIVE ANCHORS REQUIRING CERTIFIED INSTALLATIONS SHALL BE INSTALLED BY A CERTIFIED ADHESIVE ANCHOR INSTALLER PER ACI 318-11 D.9.2.2. INSTALLATIONS REQUIRING CERTIFIED INSTALLERS SHALL BE INSPECTED PER ACI 318-11 D.8.2.4.
- AS REQUIRED; FOR ANY FIELD CHANGES TO THE ITEMS IN THIS TABLE.

NOTES:

- ALL CONNECTIONS TO BE SHOP WELDED & FIELD BOLTED USING 3/4"Ø A325-X BOLTS, UNLESS OTHERWISE NOTIFIED.
- SHOP DRAWING ENGINEER REVIEW & APPROVAL REQUIRED BEFORE ORDERING MATERIAL.
- SHOP DRAWING ENGINEER REVIEW & APPROVAL REQUIRED PRIOR TO STEEL FABRICATION.
- VERIFICATION OF EXISTING ROOF CONSTRUCTION IS REQUIRED PRIOR TO THE INSTALLATION OF THE ROOF PLATFORM. ENGINEER OF RECORD IS TO APPROVE EXISTING CONDITIONS IN ORDER TO MOVE FORWARD.
- CENTERLINE OF PROPOSED STEEL PLATFORM SUPPORT COLUMNS TO BE CENTRALLY LOCATED OVER THE EXISTING BUILDING COLUMNS.
- EXISTING BRICK MASONRY COLUMNS/BEARING TO BE REPAIRED/REPLACED AT ALL PROPOSED PLATFORM SUPPORT POINTS. ENGINEER OF RECORD TO REVIEW AND APPROVE.

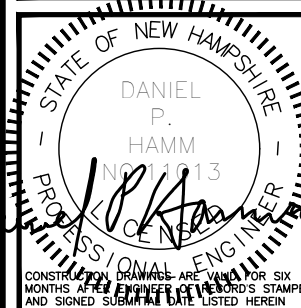
PREPARED FOR:

verizon

900 CHELMSFORD STREET
TOWER 2 FLOOR 5
LOWELL, MA 01851

TEP
NORTHEAST

45 BEECHWOOD DRIVE
NORTH ANDOVER, MA 01845
TEL: (978) 557-5553



CHECKED BY: JX

APPROVED BY: DPH

SUBMITTALS

REV.	DATE	DESCRIPTION	BY
1	11/03/22	REV'D PER COMMENTS	JH
0	10/12/22	ISSUED FOR CONSTRUCTION	JH

SITE NAME:

EXETER DT NH

SITE ADDRESS:

24 FRONT STREET
EXETER, NH 03833

SHEET TITLE

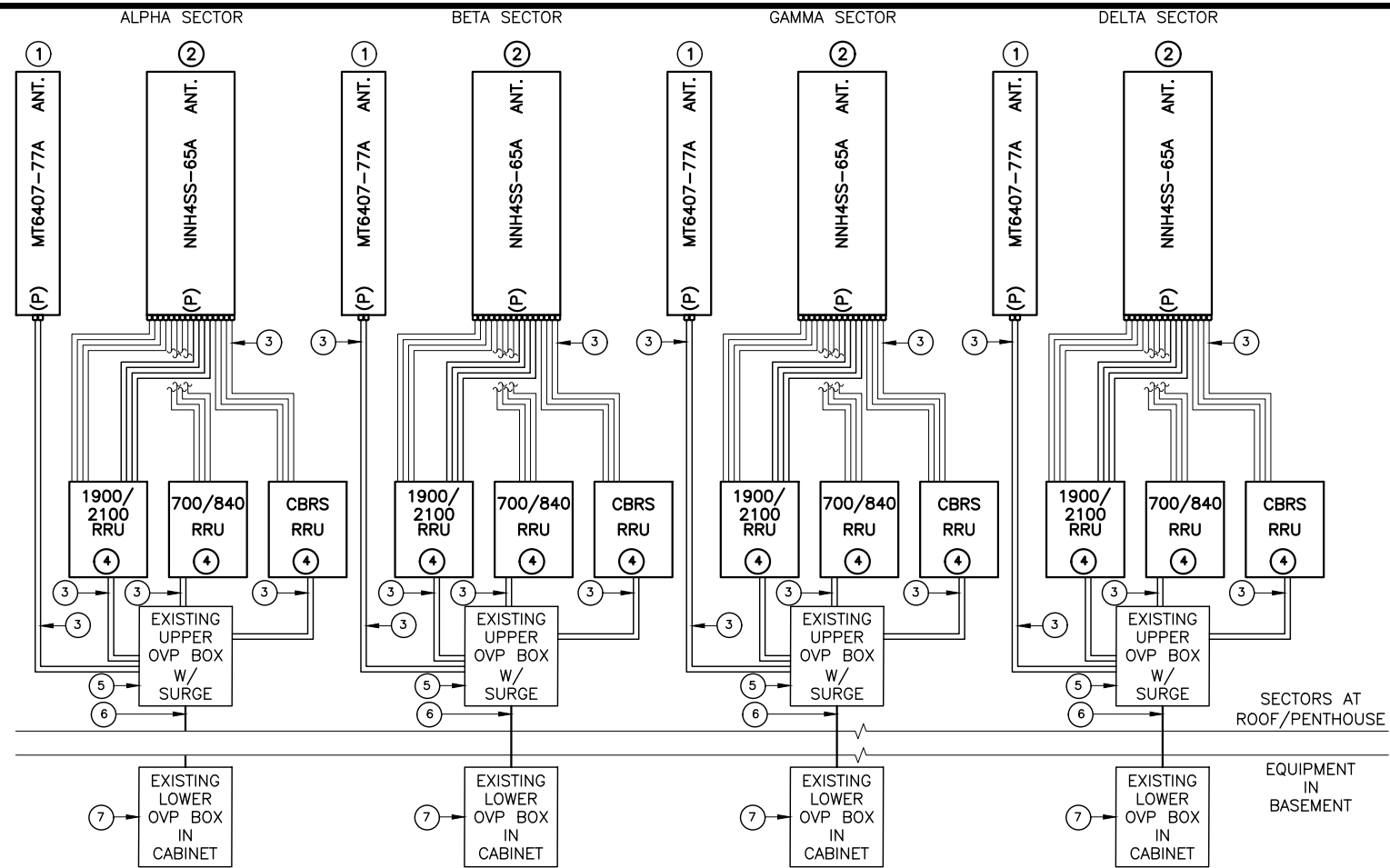
STRUCTURAL NOTES
&
SPECIAL INSPECTIONS

SHEET NUMBER

SN-1

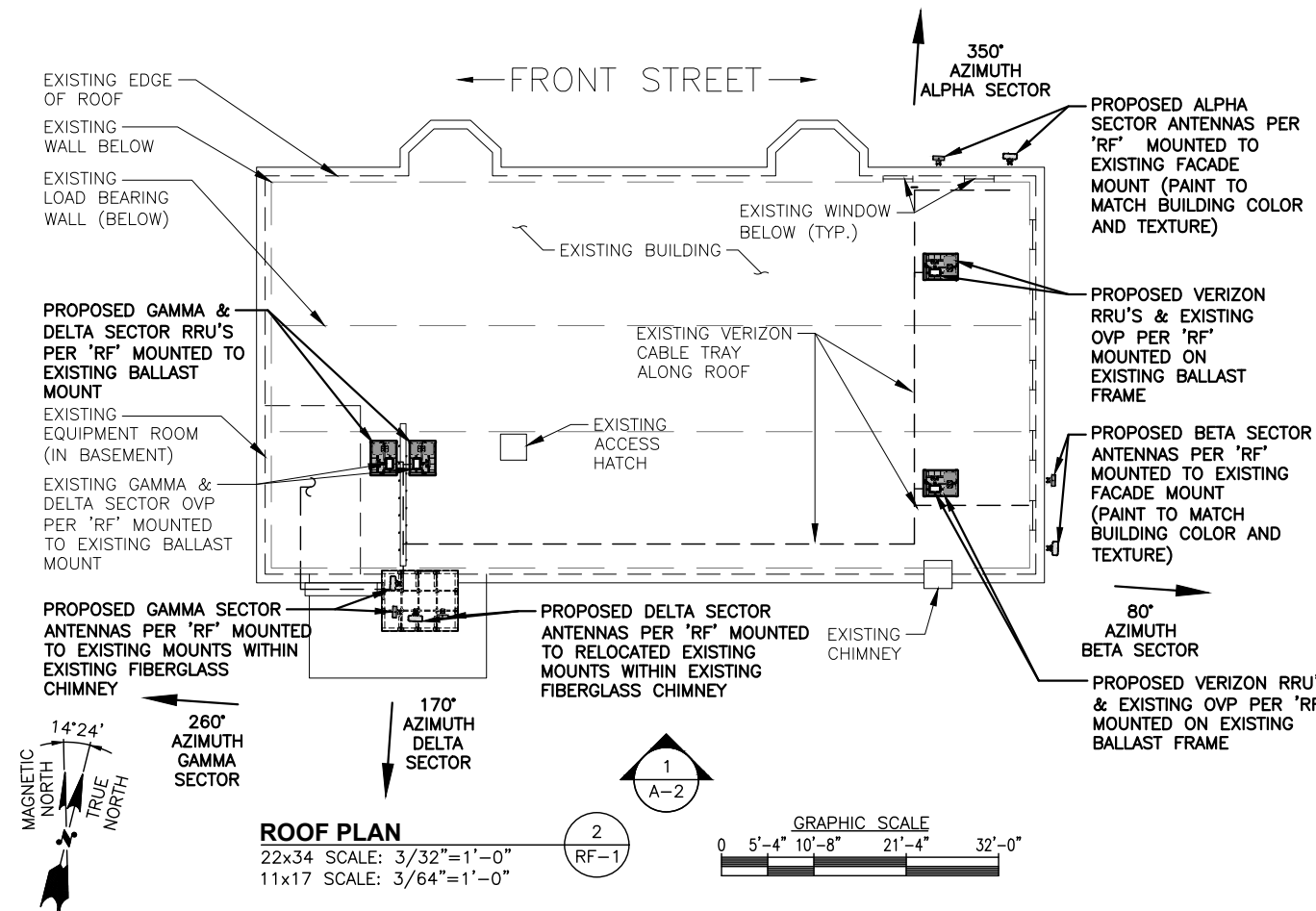
BILL OF MATERIALS				
SITE NAME: EXETER DT NH				
ITEM	DESCRIPTION	QTY	LENGTH	COMMENTS
①	PROPOSED MT6407-77A ANTENNA W/INTREGAL RRU	4		MOUNTED TO EXISTING PIPE MAST
②	PROPOSED NNH4SS-65A-R3BT8 ANTENNA	4		MOUNTED TO EXISTING PIPE MAST
③	PROPOSED 1x1 HYBRID JUMPERS	4	30 FT.	ROUTE FROM RRU TO ANTENNA
③	PROPOSED 1x2 HYBRID JUMPERS	8	30 FT.	ROUTE FROM RRU TO ANTENNA
③	PROPOSED 1x3 HYBRID JUMPERS	4	30 FT.	ROUTE FROM RRU TO ANTENNA
③	PROPOSED 1/2" COAX JUMPERS	64	30 FT.	ROUTE FROM RRU TO ANTENNA
④	PROPOSED LTE 700/850 RRU	4		SAMSUNG RRU B5/B13 RRU-RF4440d-13A UNISTRUT MOUNTED
④	PROPOSED PCS/AWS 1900/2100 RRU	4		SAMSUNG RRU B2/B66A RRU-RF4390d-25A UNISTRUT MOUNTED
④	PROPOSED CBRS RRU	4		SAMSUNG RRU-RT4401-48A UNISTRUT MOUNTED
⑤	EXISTING UPPER OVP	4		MOUNTED TO BALLAST MOUNT
⑥	EXISTING 6x12 HYBRID CABLE	4	(2) 150 FT. (1) 210 FT. (1) 235 FT.	ROUTE FROM EQUIPMENT TO ANTENNA SECTOR
⑦	EXISTING LOWER OVP	4		MOUNTED INSIDE EQUIPMENT ROOM

THE ABOVE RF-BOM SHEET IS BASED ON INFORMATION LISTED ON ANTENNA RECOMMENDATION SHEET DATED 9/21/2022



(ANTENNA CONFIGURATION WHEN VIEWED FROM BEHIND)

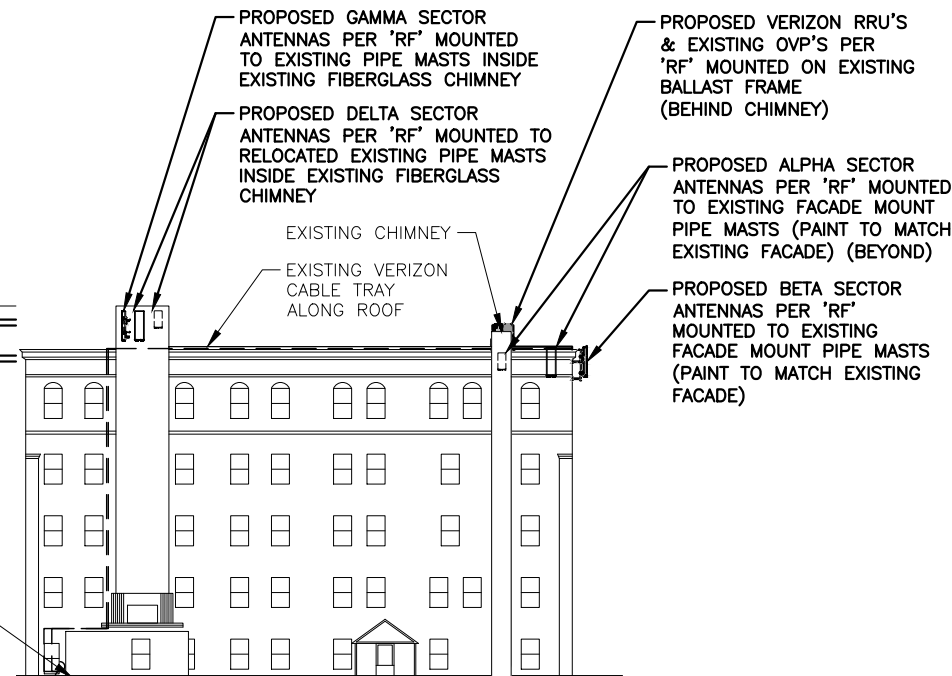
RF CABLE PLUMBING DIAGRAM
SCALE: N.T.S.



ROOF PLAN
22x34 SCALE: 3/32"=1'-0"
11x17 SCALE: 3/64"=1'-0"

- HIGHEST APPURTENANCE (TOP OF FIBERGLASS ENCLOSURE)
ELEV. = 61'-9"± (AGL)
102'-9"± (AMSL)
- ⊙ OF PROPOSED VERIZON ANTENNAS (GAMMA & DELTA SECTORS)
ELEV. = 59'-6"± (AGL)
100'-6"± (AMSL)
- ⊙ OF PROPOSED VERIZON ANTENNAS (GAMMA & DELTA SECTORS)
ELEV. = 58'-6"± (AGL)
99'-6"± (AMSL)
- ⊙ OF PROPOSED VERIZON ANTENNAS (ALPHA & BETA SECTORS)
ELEV. = 53'-4"± (AGL)
94'-4"± (AMSL)
- ⊙ OF PROPOSED VERIZON ANTENNAS (ALPHA & BETA SECTORS)
ELEV. = 52'-4"± (AGL)
93'-4"± (AMSL)
- GRADE
ELEV. = 0'-0"± (AGL)
41'-0"± (AMSL)

ELEVATION
22x34 SCALE: 1/16"=1'-0"
11x17 SCALE: 1/32"=1'-0"



GRAPHIC SCALE
0 8 16 32 48 FEET

PREPARED FOR:

900 CHELMSFORD STREET
TOWER 2 FLOOR 5
LOWELL, MA 01851

45 BEECHWOOD DRIVE
NORTH ANDOVER, MA 01845
TEL: (978) 557-5553

CHECKED BY: JX

APPROVED BY: DPH

SUBMITTALS			
REV.	DATE	DESCRIPTION	BY
1	11/03/22	REV'D PER COMMENTS	JH
0	10/12/22	BILL OF MATERIAL	JH

SITE NAME:
EXETER DT NH

SITE ADDRESS:
24 FRONT STREET
EXETER, NH 03833

SHEET TITLE
RF PLUMBING
DIAGRAM & BILL OF
MATERIAL

SHEET NUMBER
RF-1

Historical Evaluation and Visual Effects Assessment

Proposed Installation of a Telecommunications Facility

Site Name: Exeter_DT_NH

24 Front Street

Exeter, Rockingham County, New Hampshire

Terracon Project No. J8227181

December 2022



Prepared for:
Verizon Wireless

Prepared by:
Terracon Consultants, Inc.
844 N. Lenola Road, Suite 1
Moorestown, NJ 08057

Marnie Gordon, M.H.P.
Architectural Historian/Principal Investigator

HISTORICAL EVALUATION AND VISUAL EFFECTS ASSESSMENT

1.0 PROJECT SUMMARY

Terracon understands that Verizon Wireless is proposing to install a telecommunications facility at the following location:

Site Name:	Exeter_DT_NH
Site Number:	441630
Terracon Project Number:	J8227181
Address:	24 Front Street
City, County, State:	Exeter, Rockingham County, New Hampshire 03833
Latitude / Longitude:	42° 58' 48.60" N / 70° 56' 50.39" W
Structure Height:	62 feet
Structure Type / Overall Height:	Building Rooftop / 62 feet
APE Radius:	500 feet

Federal Communications Commission (FCC) regulations require that Verizon Wireless consider the effects of the proposed undertaking on historic properties in compliance with the National Programmatic Agreement (NPA) for Review of Effects on Historic Properties for Certain Undertakings Approved by the Federal Communications Commission (Nationwide PA [FCC 04-222]) and the National Historic Preservation Act (NHPA), as amended. In fulfillment of these requirements, Terracon Consultants completed a Historical Evaluation and Visual Effects Assessment for the proposed project. As this report relates to collocation projects, Section 6 of the NPA with Respect to Collocating Wireless and Broadcast Facilities on Existing Towers and Structures: Collocation on Buildings and Non-Tower Structures Outside Historic Districts (Stipulation V), requires buildings or structures that are designated National Historic Landmarks (NHL), listed in or eligible for listing in the National Register of Historic Places (NRHP), within 250-feet of a listed or eligible NRHP historic district, or a building or structure where collocation towers are located and that are over forty-five (45) years of age undergo an assessment of effects and determination of its eligibility in the NRHP as part of the section 106 compliance for the project.¹

The collocation site structure was constructed c1850, and therefore, is subject to a NRHP Eligibility evaluation. Additionally, the building is a contributing resource to a NRHP-eligible historic district, and as such, an assessment of effects and eligibility determination must be performed as part of the section 106 compliance for this project.

The FCC requires a Secretary of the Interior (SOI) -qualified architectural historian or historian be involved in any historic resource evaluation for FCC National Environmental Policy Act (NEPA) projects, including all fieldwork, as well as determination of eligibility for effects on historic properties. The following individuals meet the above-listed criteria, and resumes are attached in the submittal as proof of SOI Principal Investigator (PI) qualifications for the respective fields:

- Marnie Gordon, Architectural Historian/Principal Investigator

¹ Nationwide Programmatic Agreement for the Collocation of Wireless Antennas: Stipulation V. Collocation of Antennas on Buildings and Non-Tower Structures Outside of Historic Districts, p.5.
<https://wireless.fcc.gov/releases/da010691a.pdf>

2.0 SITE DESCRIPTION

The proposed collocation structure is a building that was constructed in c1850. The building is located south of the intersection of Front Street and Court Street. The surrounding area is comprised of commercial and residential development.

There are 8 Verizon Wireless antennas mounted on the building rooftop. The project proposed herein is regarding the replacement of 8 existing Verizon Wireless antennas as noted in the below table. There will be no ground disturbance.

	Width (inches)	Height (inches)	Depth (inches)
Existing Antennas (8)	12	52	9.6
Proposed Antennas (4)	19.606	59.016	7.756
Proposed Antennas (4)	16.06	35.06	5.51

A Verizon Wireless collocation project on this building was previously submitted by EBI Consulting and reviewed by New Hampshire State Historic Preservation Office (SHPO) on March 1, 2017 (FCC File No. 0007586145) and included the following determinations: No Adverse Effect on Historic Properties in the APE for direct effects and No Adverse Effect to the Historical Properties within the APE for visual effects. The NH SHPO concurred with the recommended effect finding.

3.0 AREA OF POTENTIAL EFFECT (APE)

The height of the proposed collocation is 60 feet and the overall height of the rooftop building, including attachments, is 62 feet above ground level. The APE for direct effects is considered to be the building itself and the associated historic district (if applicable as noted below). The APE for visual effects was determined to be a 500-foot radius surrounding the Site. This APE was determined based on standard industry practice in the area and on the character of the surrounding area.

Historic Significance & Integrity

In accordance with the National Register Bulletin: How to Apply the National Register Criteria for Evaluation, a property is eligible for listing if one of the following criteria for significance are met.

The quality of significance in American History, architecture, archaeology, engineering, and culture is present in buildings, districts, sites, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, association, and:

- A. That are associated with events that have made a significant contribution to the broad patterns of our history; or
- B. That are associated with the lives of significant persons in our past; or
- C. That embody the distinctive characteristics of a type, period, or method of construction, or that represent with work of a master, or that possess high artistic value, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
- D. That have yielded or may be likely to yield, information important to history or prehistory.

The National Register Bulletin 15 defines the integrity of historic properties as:

The ability of a property to convey its significance. To be listed in the NRHP, a property must not only be shown to be significant under the National Register criteria, but it must also have integrity. The evaluation of integrity...must always be grounded in an understanding of a property's physical features and how they relate to its significance.

Direct Effects Assessment

The APE for direct effects includes the existing site building and the Front Street Historic District. The NH EMMIT cultural resource database and NRHP record searches did not identify the collocation building as being previously recorded, listed, or eligible for listing, in the NRHP. Prior Section 106 surveys for the site identified the site building as a contributing resource to the Front Street Historic District, which is listed in the NRHP.

The four-story building was built in 1850 with a combination of brick and masonry exterior materials. The building contains apartment units and commercial office space. There are 8 existing antennas on the building and the proposed project includes the replacement of those 8 antennas. Specifically, there are 4 antennas on the parapet of the rooftop that will be replaced. These antennas will be painted to match the existing brick and parapet facade, similar to the existing antennas (see attached photographs). The remaining 4 antennas that will be replaced are located within the existing chimney on the rooftop and are not visible.

After a review of its historical significance and architectural merit, in relation to its physical integrity and associative qualities, Terracon recommends that the building retains its status as a contributing resource within the NRHP-eligible historic district. Furthermore, Terracon recommends a finding of No Adverse Effect to Historic Properties in the direct effects APE as the proposed undertaking is similar in scope to the existing telecommunication equipment located on the building at present.

Visual Effects Assessment

An online review was conducted of the NRHP and the NHL databases to identify historic properties within the applicable visual effects APE of the collocation. Additional file review was conducted using the established SHPO protocols to identify historic properties that are either listed or eligible for listing in the NRHP.

This review resulted in the identification of the following historic properties within the 250-foot area of potential effects for the proposed project:

Property ID	Resource Name / Eligibility	Address / Distance and Direction from the Site	Direct Effect Determination	Visual Effect Determination
None	24 Front Street / NRHP Contributing Resource	24 Front St, Exeter, NH 03833/ Site building	No Adverse Effect	No Adverse Effect
EXE0108	Front House Historic District / NRHP Listed	District, Exeter, NH 03833/ Site located within district	No Adverse Effect	No Adverse Effect



Property ID	Resource Name / Eligibility	Address / Distance and Direction from the Site	Direct Effect Determination	Visual Effect Determination
EXE0100	First Church / NRHP Listed	21 Front St, Exeter, NH 03833/ 100 feet located north	N/A	No Adverse Effect
EXE0101	Dudley House / NRHP Listed	14 Front St, Exeter, NH 03833/ 150 feet located east	N/A	No Adverse Effect
EXE-PEAD	Phillips Exeter Academy Historic District / NRHP Eligible	14 Front St, Exeter, NH 03833/ 400 feet located west	N/A	No Adverse Effect
EXE0020	Exeter Banking Co. / NRHP Contributing Resource	154 Water St, Exeter, NH 03833/ 450 feet located north	N/A	No Adverse Effect

The collocation will be visible from the identified historic properties within the APE for visual effects for the proposed project. Although the proposed telecommunication modifications will be visible within the viewshed, due to modern development and the presence of existing antennas, it is Terracon’s opinion the proposed telecommunication facility modifications will not adversely affect the physical characteristics and associative qualities of the historic properties within the visual APE. The collocation structure has existing telecommunications equipment installed. The proposed telecommunications installation will not further affect the viewshed of the surrounding historic properties within the visual APE.

Therefore, Terracon recommends a finding of No Adverse Effect to Historic Properties in the visual effects APE.

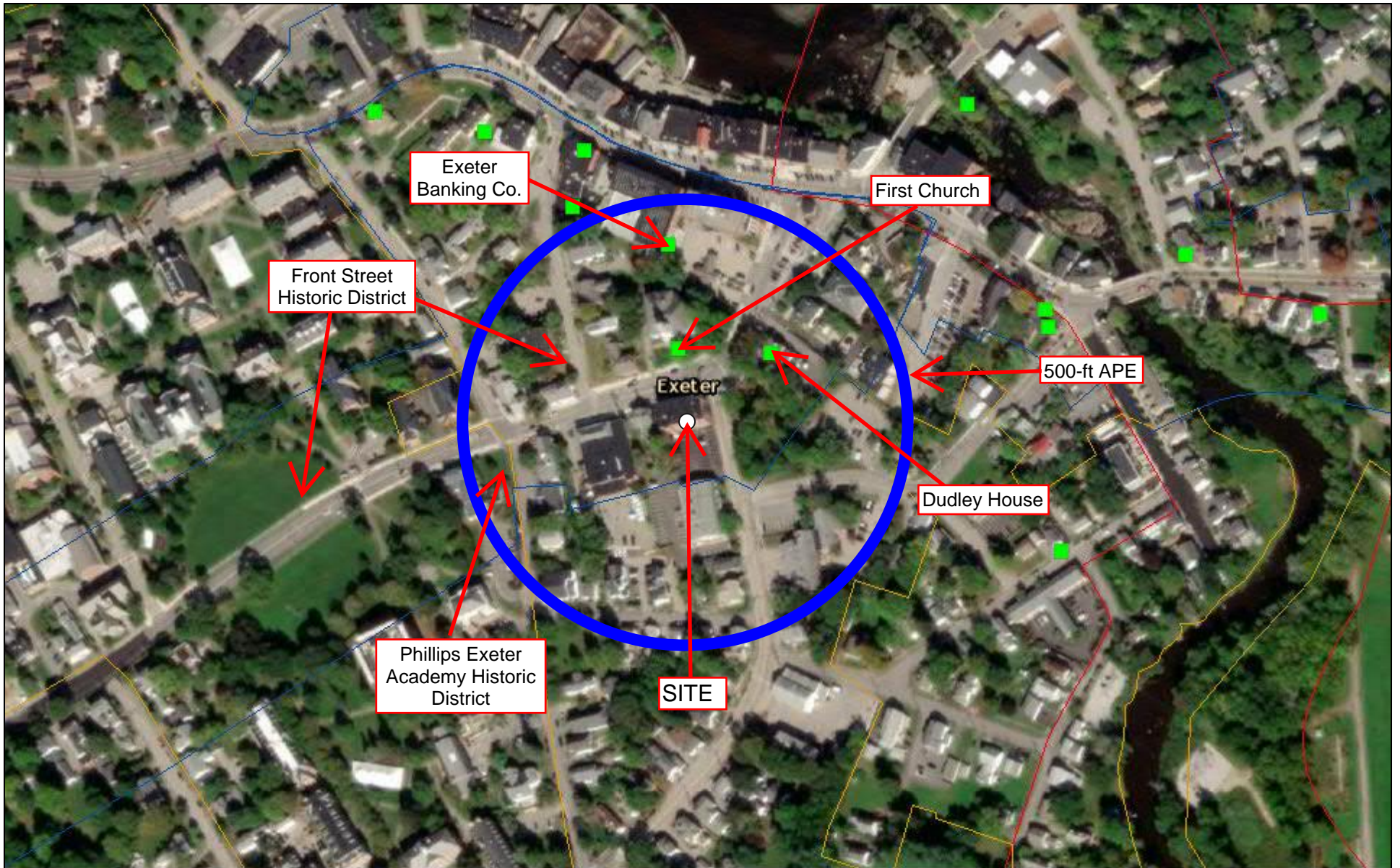
4.0 SUMMARY

Terracon recommends a finding of No Adverse Effect to Historic Properties in the direct or visual effects APE. Therefore, no further work is recommended at this time.







ATTACHMENTS

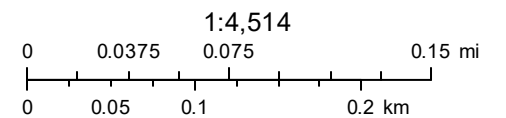
NH Cultural Resource Information System (CRIS) Map
 Photographs

NH EMMIT Map



December 20, 2022

- | | |
|--|---|
|  Individual Properties < 10 acres |  Project Areas |
|  National Register Districts |  Counties |
|  Historic Districts |  Towns |



Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community

24 Front Street ■ Exeter, NH

Date Pictures Take: November 30, 2022 ■ Terracon Project No. J8227181



Photo 1 View of the site facing north



Photo 2 View of the site facing east

Explore with us

24 Front Street ■ Exeter, NH

Date Pictures Take: November 30, 2022 ■ Terracon Project No. J8227181



Photo 3 View of the site facing south



Photo 4 View of the site facing west

Explore with us

24 Front Street ■ Exeter, NH

Date Pictures Take: November 30, 2022 ■ Terracon Project No. J8227181



Photo 5 View from the site facing north at Front Church (NRHP Listed)



Photo 6 View from the site facing east toward the Dudley House (NRHP Listed)

24 Front Street ■ Exeter, NH

Date Pictures Take: November 30, 2022 ■ Terracon Project No. J8227181



Photo 7 View from the site facing south



Photo 8 View from the site facing west

Explore with us



Town of Exeter Historic District Commission

10 FRONT STREET • EXETER, NH • 03833-3792 • (603) 778-0591 • FAX (603) 772-4709
www.exeternh.gov



CERTIFICATE OF APPROPRIATENESS For erection and display of CHANGE TO EXISTING STRUCTURE

Official Use Only

Application No. _____ Fee Paid _____ Date Paid _____
(mm/dd/yyyy)

Application is hereby made for the issuance of a Certificate of Appropriateness under Zoning Ordinance Article 8.0 Historic District Regulations.

To be completed by Applicant	To be completed by Town Staff		
	Yes	Yes	No
Completed Renovation Application	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Architectural Details (as applicable): including but not limited to window/door/ cornerboard trim, eave, railings, cupolas, brackets, shutters	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Description of Materials (specification sheets and/or samples): including but not limited to windows, doors, siding, trim, masonry, exterior lighting	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Photographs: existing site, existing structure, proposed ideas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Application Fee	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Project Property Address: 173-179 Water Street

The following information can be obtained from the Assessor's Office or Planning Department

Tax Map: 64 Lot No.: 50 Unit: N/A

Please check the category which is appropriate to this application

- Move an existing structure to, from or within the Districts
- Demolition of all or part of an existing structure
- Change appearance (including but not limited to roofing, chimney, doors, fence, landscaping)
- Window Replacement
- Restore to original or appropriate style or period

If known, list the architect, designer and/or contractor who are or will be involved with the design and execution of the work proposed in the application: Hampshire Development Corp.
General Contractor

The described work is scheduled to begin on March 2023 and to be completed by August 2023
(mm/dd/yyyy) (mm/dd/yyyy)

Other comments: Residential conversion to rear portion of commercial space; approved by Exeter Planning Board 12/22/22. Previously approved application included new window openings; this application changes style to double-hung units instead of commercial awning windows for more appropriate use.



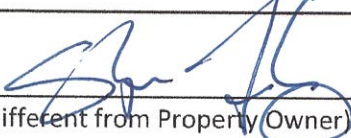
Town of Exeter Historic District Commission

10 FRONT STREET • EXETER, NH • 03833-3792 • (603) 778-0591 • FAX 772-4709
www.exeternh.gov

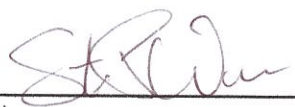
See Exeter Zoning Ordinance Section 8.0

Each application for a certificate of appropriateness shall be submitted on forms provided by the Historic District Commission (HDC). The application shall be presented to the Building Department of the town of Exeter, who shall record the date and receipt of the complete application. The Building Department will forward all applications to the HDC Chairperson.

Applicant Name Hampshire Development Corp. Applicant's Mailing Address 41 Industrial Drive Suite 20 City, State, Zip Exeter, NH 03833 Applicant's Phone Number 603-997-2519 Applicant's Email shayne.forsley@hdcgc.net	Property Owner (if different than applicant) Jones & Wilson Realty LLC Property Owner's Mailing Address 41 Industrial Drive Suite 20 City, State, Zip Exeter, NH 03833 Property Owner's Phone Number 603-235-5475 Property Owner's Email steven.wilson@hdcgc.net
---	---

Signature:  Date: 1/23/23
 (Applicant, if different from Property Owner) (mm/dd/yyyy)

I attest that I represent the owner(s) of the above named property to be modified, and I authorize the applicant to represent me/us before the Exeter Historic District Commission in all matters concerning this application.

Signature:  Date: 1/23/23
 (Property Owner) (mm/dd/yyyy)

The above named owner and applicant recognize that the property is situated in the Historic District of Exeter, New Hampshire. We certify that the information contained in the application is true to the best of our knowledge and request that the Exeter Historic District Commission consider the following proposal for said property.

END OF APPLICATION



Town of Exeter Historic District Commission

10 FRONT STREET • EXETER, NH • 03833-3792 • (603) 778-0591 • FAX 772-4709
www.exeternh.gov

Certificate of Appropriateness

Official Use Only

Application No. _____

Date Application received by the Building Department Office _____ (mm/dd/yyyy)

Date Application accepted by Historic District Commission _____ (mm/dd/yyyy)

Date Public Hearing held by Historic District Commission _____ (mm/dd/yyyy)

Disposition of Application:

- Disapproved
- Approved as submitted
- Approved with conditions listed below

Authorized Signature: _____

Date of Authorization: _____

Conditions of Approval:

**ATTN: Historic District
Commission**

**RE: February 16, 2023 Meeting
173-179 Water Street
Exeter, NH 03833**

**Steven P. Wilson
Hampshire Development Corp.
41 Industrial Drive #20
Exeter, NH 03833**

**CONTACT:
Shayne Forsley
Hampshire Development Corp.
Shayne.forsley@hdcgc.net
603.997.2519**



Current Photo



Smith Block, Exeter, N. H.

Historic Photo

HAMPSHIRE DEVELOPMENT CORPORATION

General Contractor

January 18, 2023

Town of Exeter
Historic District Commission
10 Front Street
Exeter, NH 03833

RE: 173-179 Water Street – “Smith Building”

Dear Historic District Commission,

The owner of the property located at 173-179 Water Street, also known as the Smith Building; formerly Woolworth’s, proposes to make the following changes to the previously approved application to better suit a residential use of the rear portion of the building:

- Utilize traditional double-hung windows instead of previously approved commercial style awning windows; windows are to be aluminum clad with aluminum brick mold casing
- Addition of (3) recessed balconies on rear of building (North Elevation), and (3) Juliet balconies on the sides (East & West Elevations)
- Minor modifications to residential entry points as shown on East & West Elevations

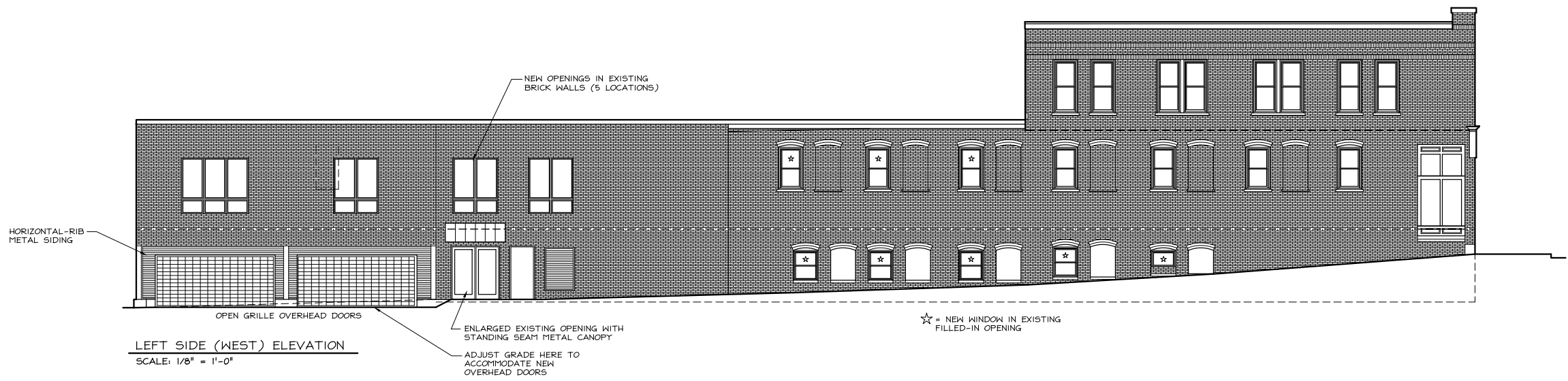
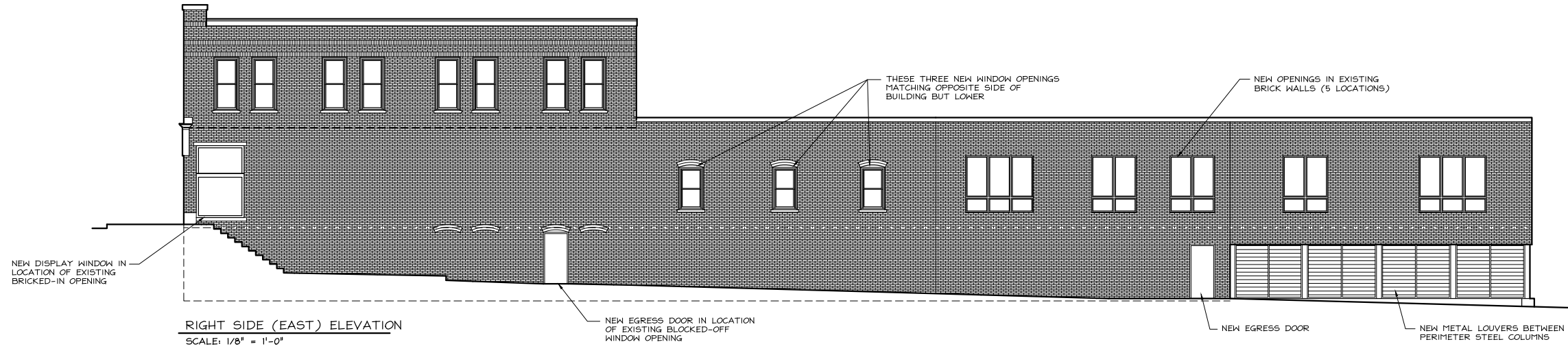
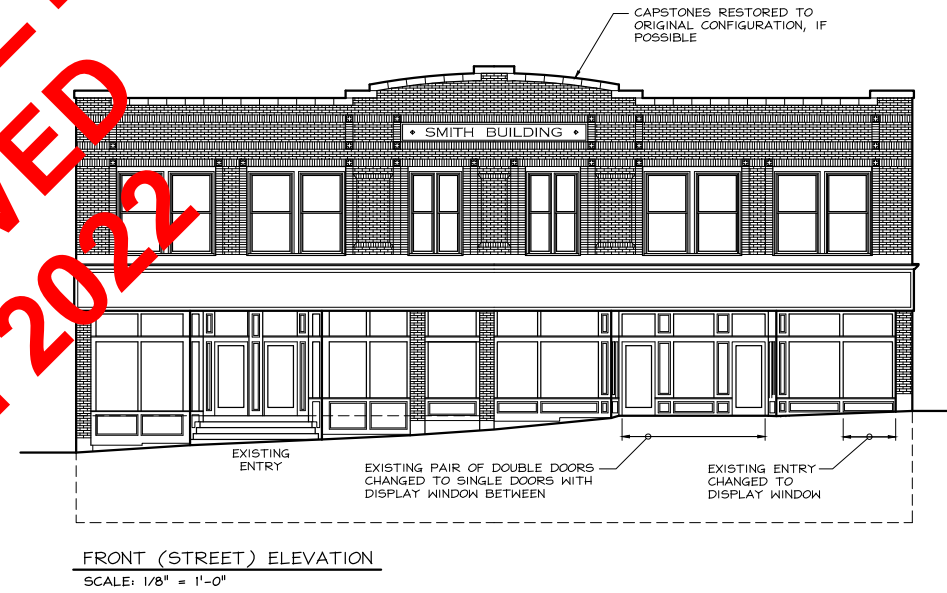
The property was recently approved on December 22, 2022 for this minor site plan modifications and conversion of commercial space to (7) residential units (Planning Board Case #22-17)

Sincerely,

Shayne Forsley
General Manager

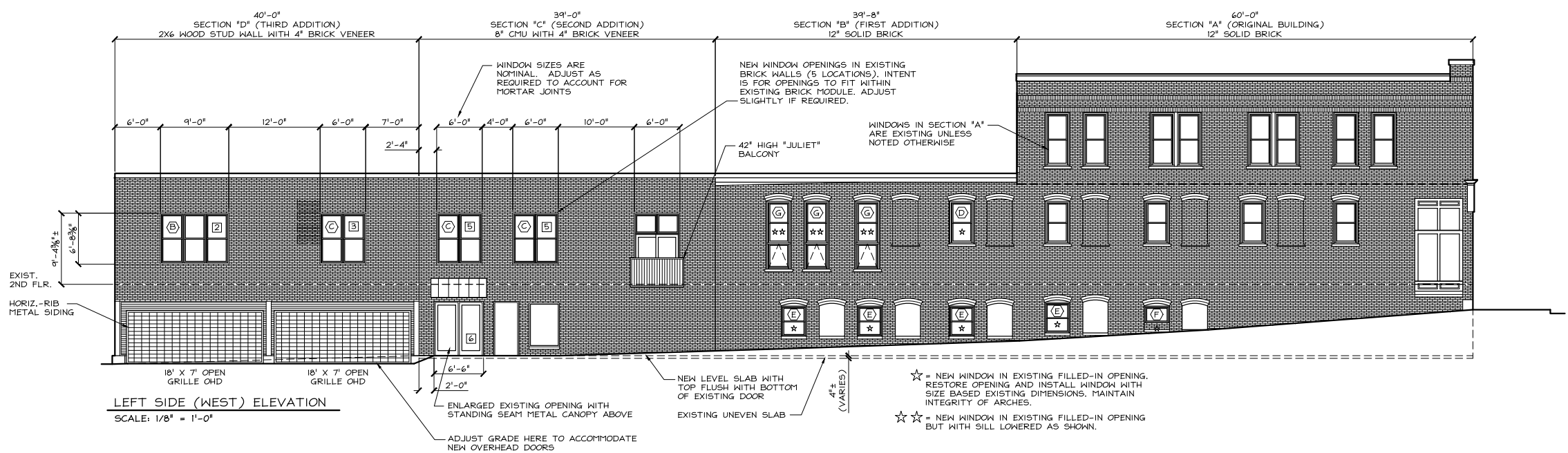
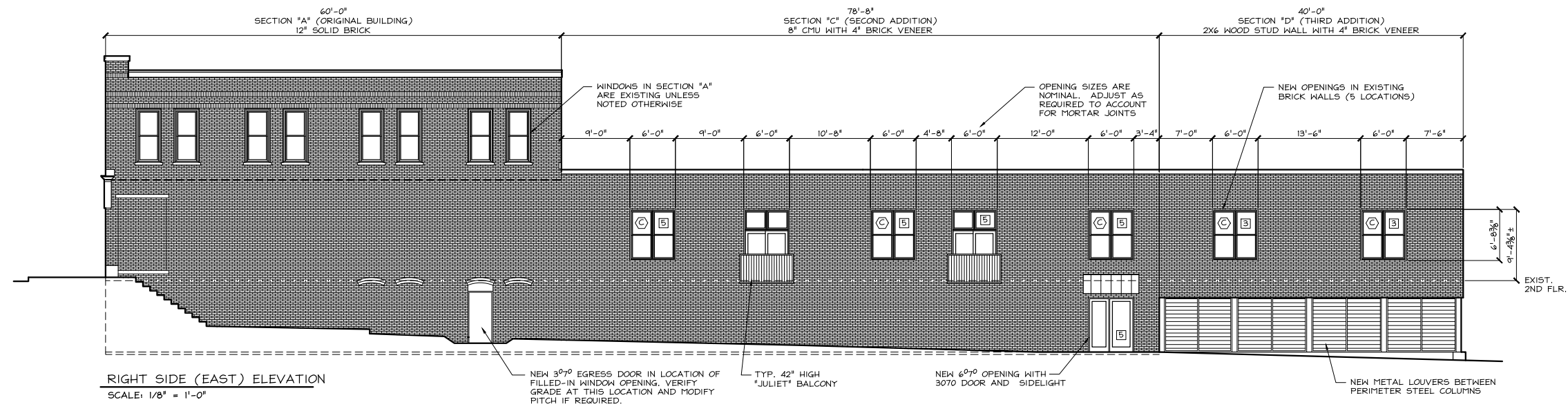
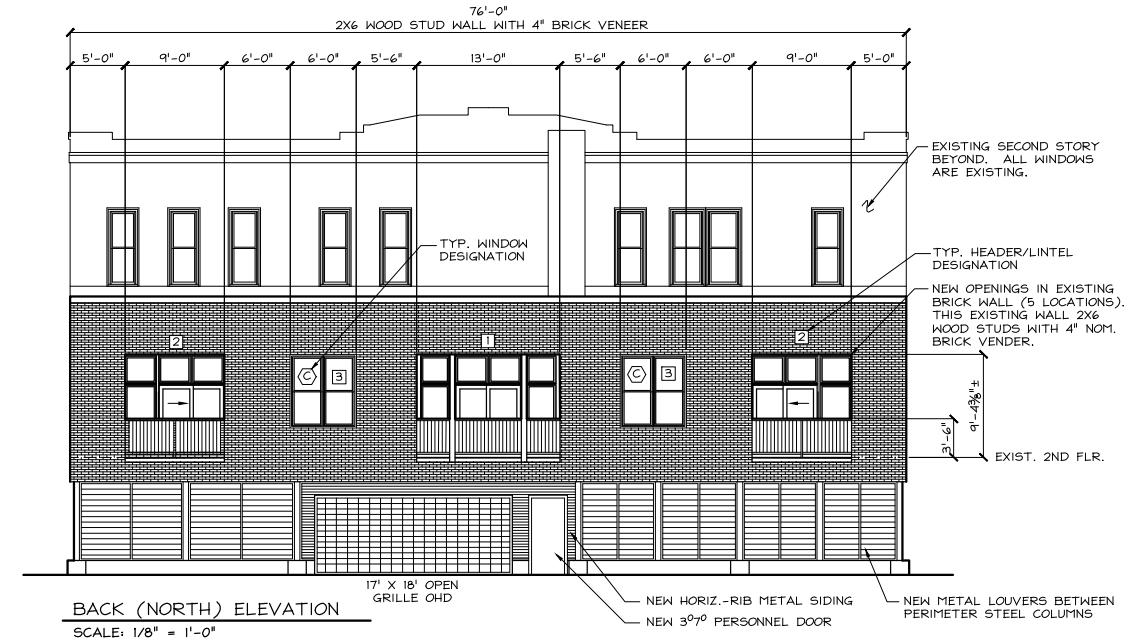
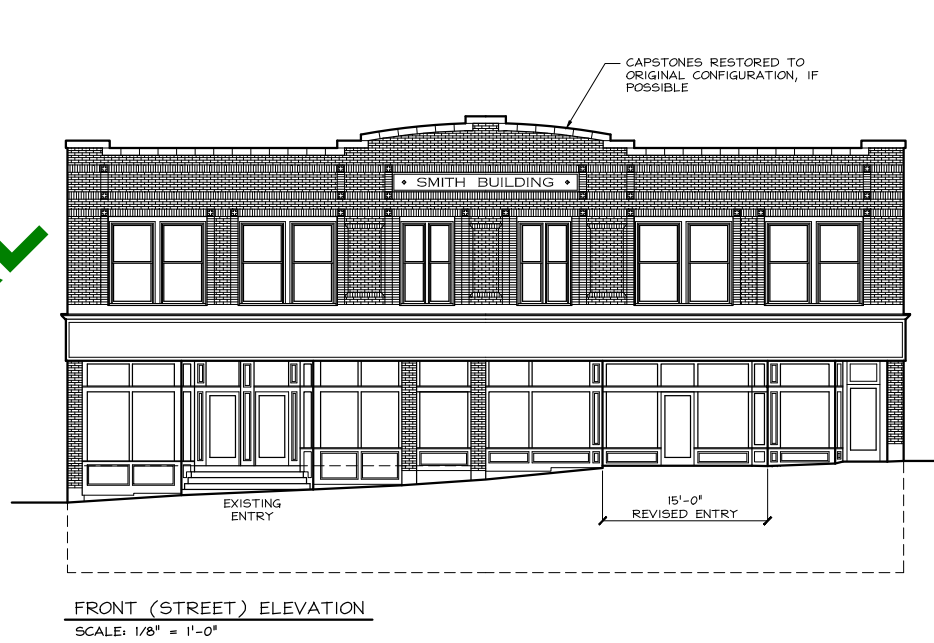
Cc: Steven P. Wilson & Kevin Jones
Owners – 173-179 Water Street

PREVIOUSLY APPROVED DEC. 2022



Revisions

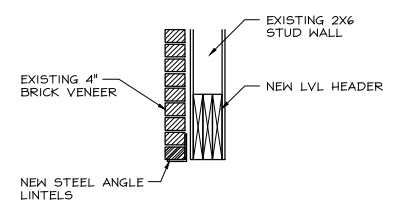
REQUEST FOR APPROVAL



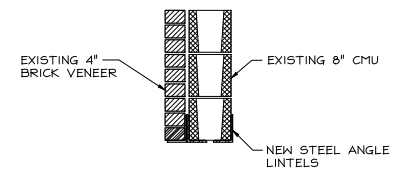
HEADER AND LINTEL SCHEDULE

- 1 13'-0" NOM. OPG. IN WOOD/BRICK WD. HDR: (3) LVL 1 1/2" X 16" ON (3) 2X6 JACKS BRICK LINTEL: L 8 X 4 X 1 1/2"
- 2 9'-0" NOM. OPG. IN WOOD/BRICK WD. HDR: (3) LVL 1 1/2" X 11 1/2" ON (2) 2X6 JACKS BRICK LINTEL: L 7 X 4 X 1 1/2"
- 3 6'-0" NOM. OPG. IN WOOD/BRICK WD. HDR: (3) LVL 1 1/2" X 11 1/2" ON (2) 2X6 JACKS BRICK LINTEL: L 5 X 3 1/2 X 1 1/2"
- 4 3'-4" NOM. OPG. IN CMU/BRICK MAS. LINTEL (2) L 3 1/2 X 3 1/2 X 1 1/2 TOE TO TOE BRICK LINTEL: FUNCTIONAL NEW ARCH
- 5 6'-0" NOM. OPG. IN CMU/BRICK MAS. LINTEL (2) L 6 X 4 X 1 1/2 TOE TO TOE BRICK LINTEL: L 5 X 3 1/2 X 1 1/2"
- 6 6'-6" NOM. OPG. IN CMU/BRICK MAS. LINTEL (2) L 6 X 3 1/2 X 1 1/2 TOE TO TOE BRICK LINTEL: L 6 X 3 1/2 X 1 1/2"
- 7 3'-4" NOM. OPG. IN CMU/BRICK MAS. LINTEL (2) L 3 1/2 X 3 1/2 X 1 1/2 TOE TO TOE BRICK LINTEL: L 3 1/2 X 3 1/2 X 1 1/2"

NOTES FOR NEW OPENINGS:
 PROVIDE MINIMUM 8" BEARING AT EACH END OF MASONRY LINTELS.
 PROVIDE TEMPORARY SUPPORT FOR OPENINGS DURING LINTEL INSTALLATION.
 ANGLE LINTELS EXPOSED TO WEATHER TO BE HOT DIP GALVANIZED.



1 LINTELS/HEADERS AT WOOD/BRICK
 SCALE: 3/4" = 1'-0"



2 LINTELS AT CMU/BRICK
 SCALE: 3/4" = 1'-0"

Client:
 Hampshire Development
 Exeter, NH

Smith Building
 Interior and Exterior Remodeling
 New Openings in Existing Walls
 Water Street, Exeter, NH

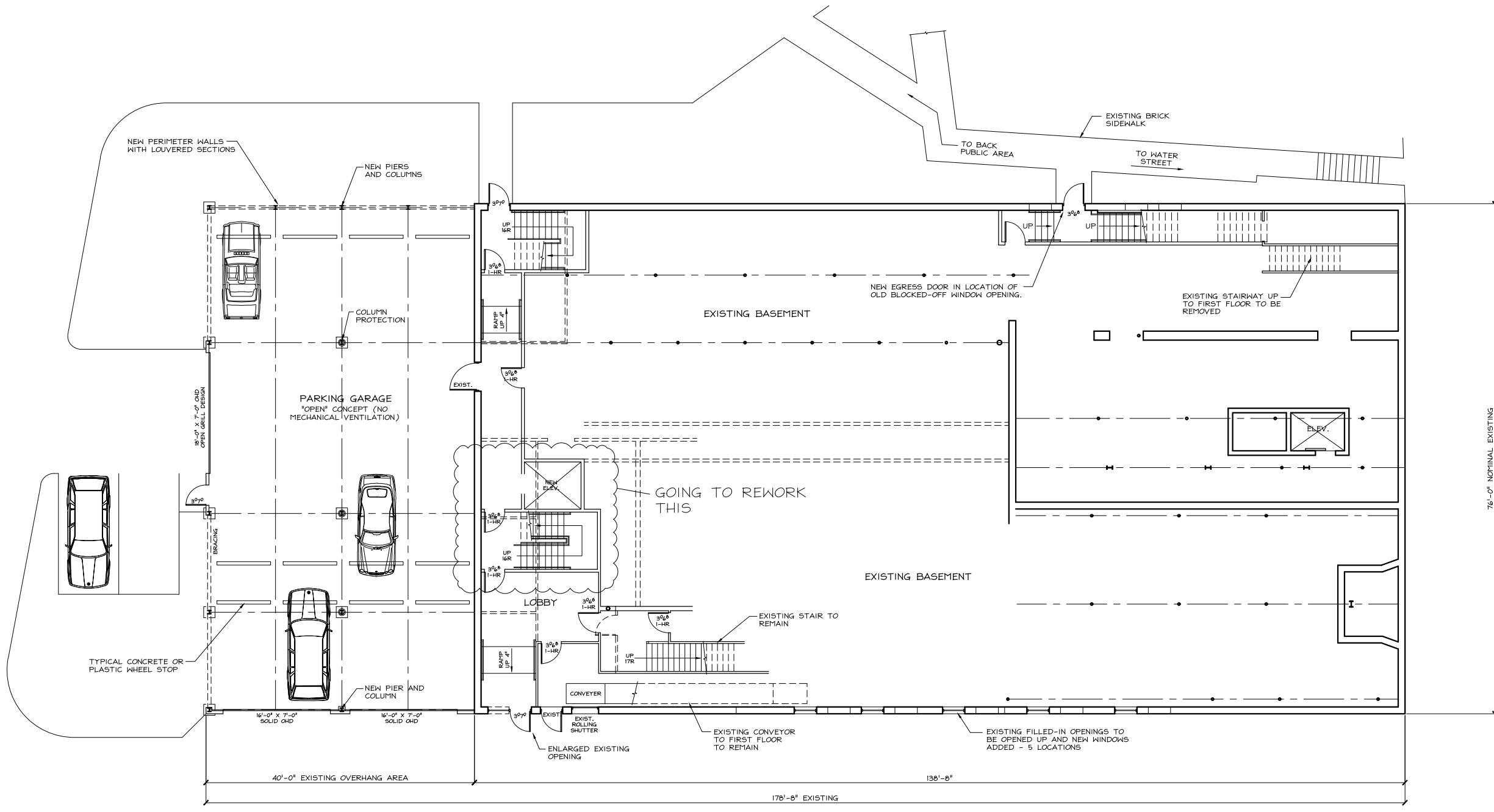
Preliminary
 12-30-2022

Date: -
 Scale: As Noted
 Design By: RB
 Approved By: -

Revisions

No.	Description

Revisions



BASEMENT FLOOR PLAN
 SCALE: 1/8" = 1'-0"

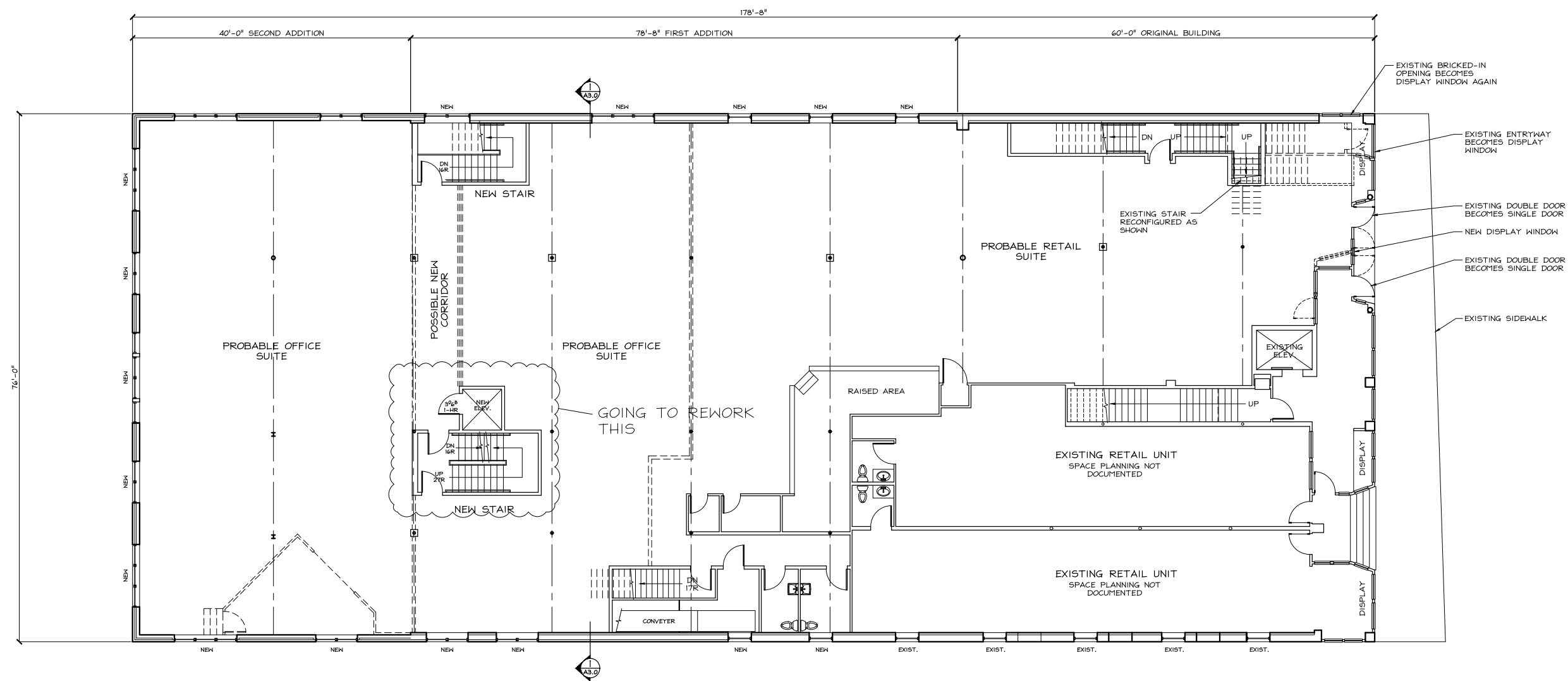
PREVIOUSLY APPROVED DEC. 2022


Smith Building
 Interior and Exterior Remodeling
 Phase I
 Water Street, Exeter, NH

-Preliminary-
 Not for Construction
 01-26-2022

Date: -
 Scale: As Noted
 Design By: RB
 Approved By: -

Revisions

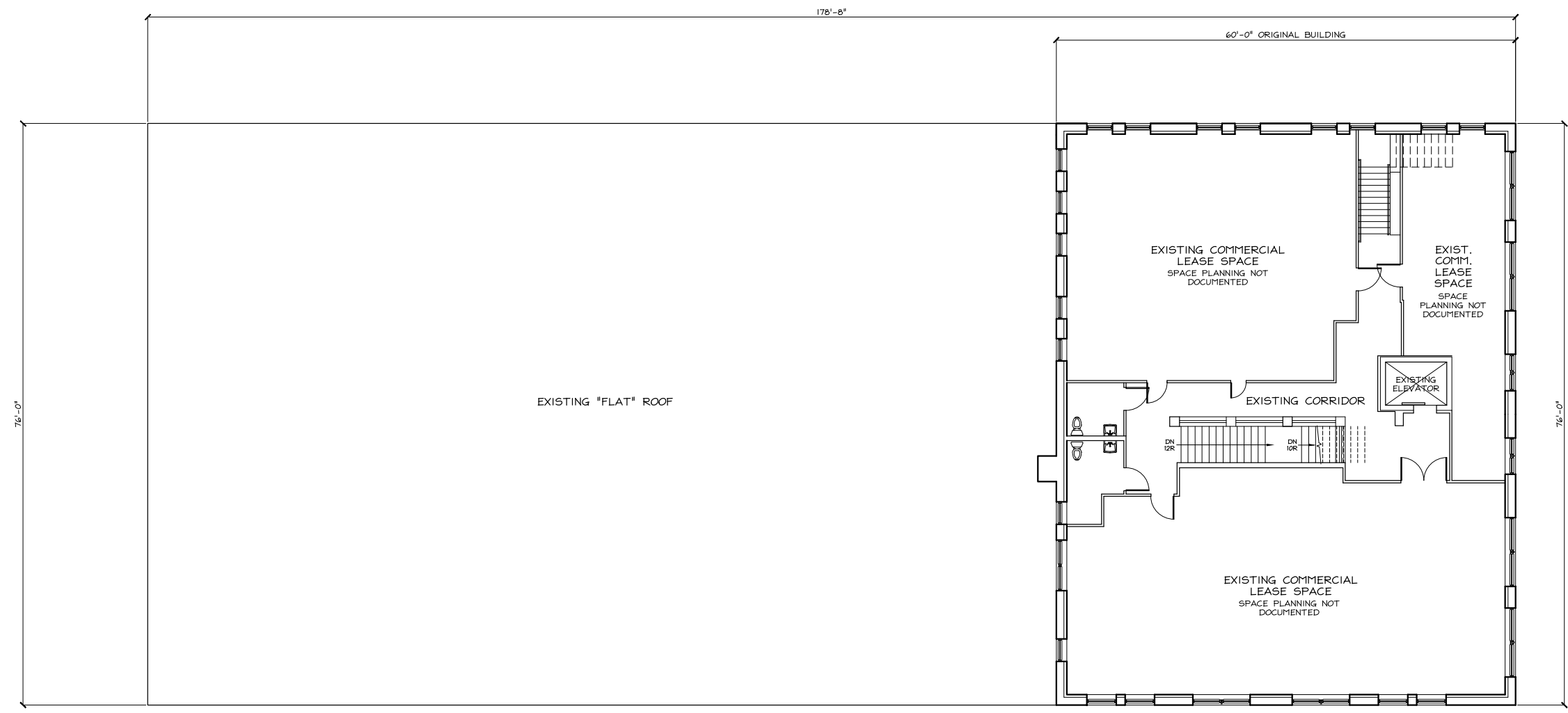



 FIRST FLOOR PLAN
 SCALE: 1/8" = 1'-0"

PREVIOUSLY APPROVED DEC. 2022



Revisions



 **SECOND FLOOR PLAN**
 SCALE: 1/8" = 1'-0"

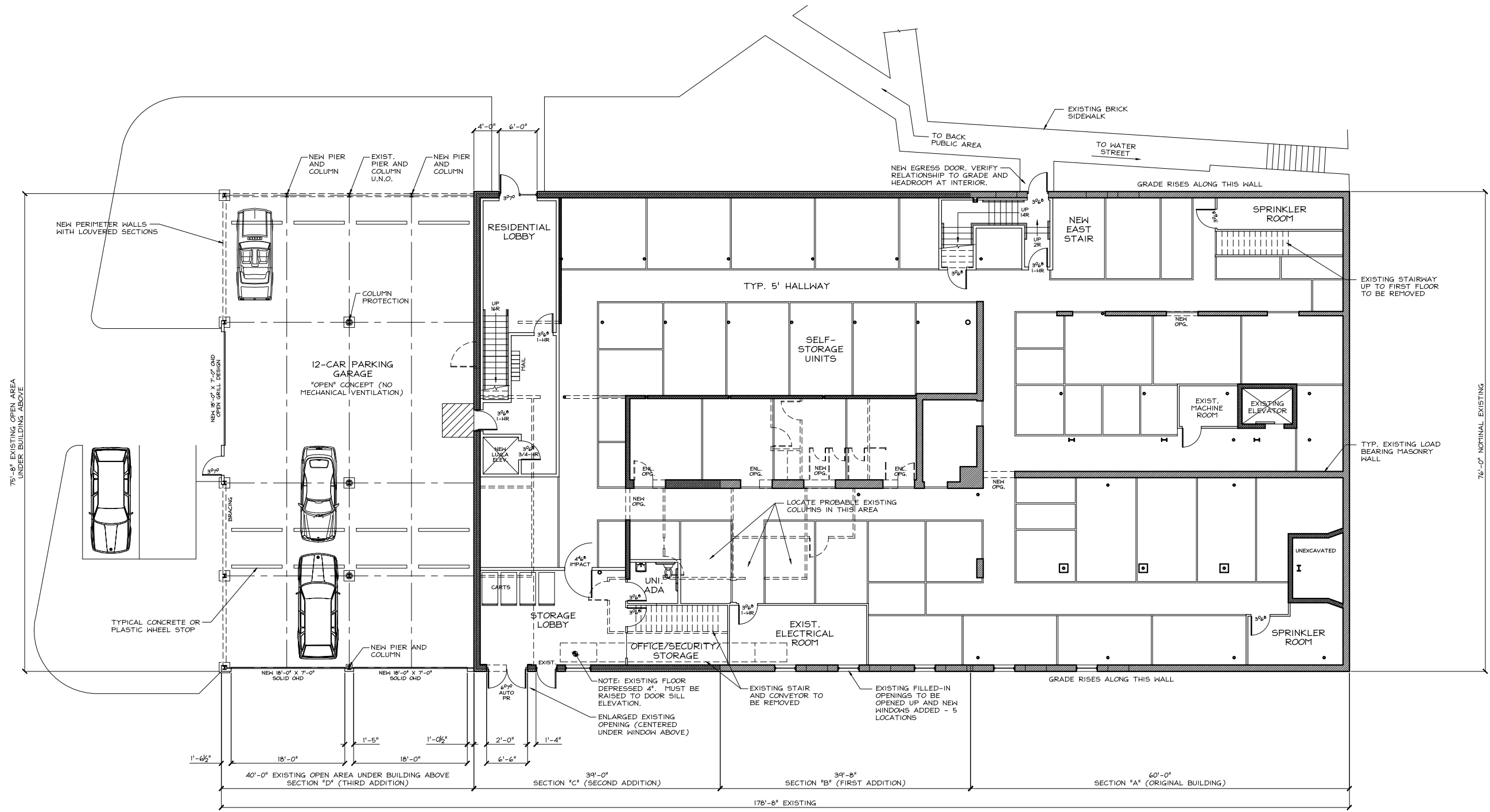
PREVIOUSLY APPROVED DEC. 2022

Smith Building
 Interior and Exterior Remodeling
 New Openings in Existing Walls
 Water Street, Exeter, NH

Preliminary
 12-30-2022

Date: -
 Scale: As Noted
 Design By: RB
 Approved By: -

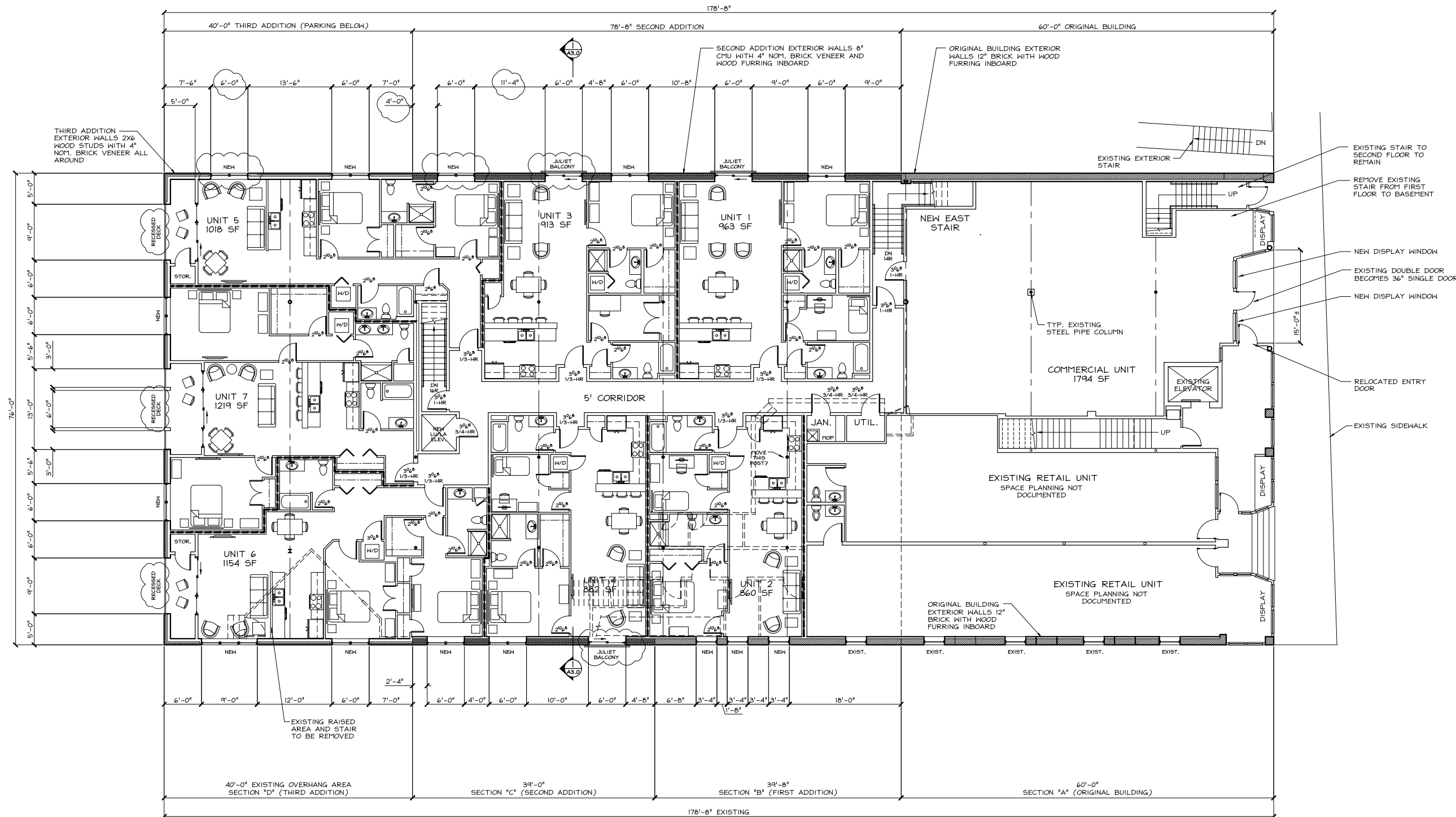
Revisions



BASEMENT FLOOR PLAN
 SCALE: 1/8" = 1'-0"
 NOTE: THE PURPOSE OF THIS PLAN IS TO SHOW THE LOCATIONS, SIZES AND LINTEL CONFIGURATIONS FOR NEW WINDOW AND DOOR OPENINGS IN THE EXISTING BUILDING. REFERENCES TO CHANGES WITHIN THE BUILDING AND AT THE NEW GARAGE AREA ARE FOR REFERENCE ONLY AND REQUIRE FURTHER DESIGN BEFORE CONSTRUCTION.
 BUILDING IS PROTECTED THROUGHOUT BY AN NFPA-13 AUTOMATIC SPRINKLER SYSTEM

REQUEST FOR APPROVAL

Revisions



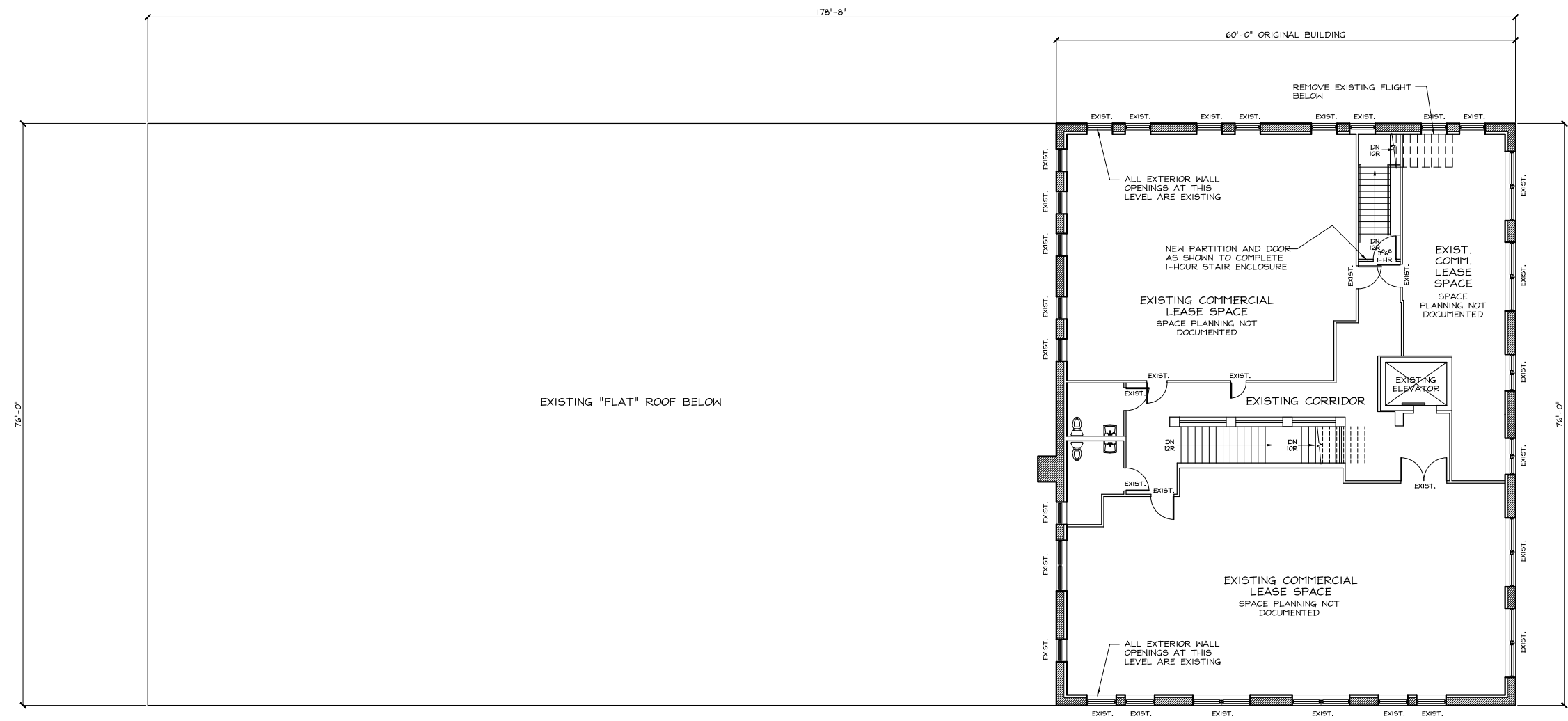
FIRST FLOOR PLAN
 SCALE: 1/8" = 1'-0"

NOTE: THE PURPOSE OF THIS PLAN IS TO SHOW THE LOCATIONS, SIZES AND LINTEL CONFIGURATIONS FOR NEW WINDOW AND DOOR OPENINGS IN THE EXISTING BUILDING. REFERENCES TO CHANGES WITHIN THE BUILDING AND AT THE NEW GARAGE AREA ARE FOR REFERENCE ONLY AND REQUIRE FURTHER DESIGN BEFORE CONSTRUCTION.

BUILDING IS PROTECTED THROUGHOUT BY AN NFPA-13 AUTOMATIC SPRINKLER SYSTEM

REQUEST FOR APPROVAL

Revisions



SECOND FLOOR PLAN
 SCALE: 1/8" = 1'-0"
 NOTE: THE PURPOSE OF THIS PLAN IS TO SHOW THE LOCATIONS, SIZES AND LINTEL CONFIGURATIONS FOR NEW WINDOW AND DOOR OPENINGS IN THE EXISTING BUILDING. REFERENCES TO CHANGES WITHIN THE BUILDING AND AT THE NEW GARAGE AREA ARE FOR REFERENCE ONLY AND REQUIRE FURTHER DESIGN BEFORE CONSTRUCTION.
 BUILDING IS PROTECTED THROUGHOUT BY AN NFPA-13 AUTOMATIC SPRINKLER SYSTEM

REQUEST FOR APPROVAL